

SAN ANTONIO PLANNING COMMISSION AGENDA

May 27, 2009

2:00 P.M.



Cecilia Garcia, *Chair*

Amelia Hartman, *Vice Chair*

Jose R. Limon, *Chair Pro Tem*

John Friesenhahn

Andrea Rodriguez

Lynda Billa Burke

Dr. Sherry Chao-Hrenek

Christopher M. Lindhorst

Marcello Diego Martinez



The Cliff Morton Development and Business Service Center, located at 1901 South Alamo Street is wheelchair-accessible. Accessible parking is located at the front of the building. Auxiliary Aids and Services are available upon request (Interpreters for the Deaf must be requested forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:30 P.M., Tobin Room

- Agenda items may be discussed (PDSD)
- Briefing on proposed ETJ release to the City of Schertz (PDSD)
- Briefing on proposed ETJ release to the City of Cibolo (PDSD)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

Council Ferguson
District Index #

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

A. 09-001 **NAPA Oaks***
(East of IH 10 and south of Woodland Parkway)

OCL 447 B-3

REPLATS:

B. 090087 **Centerview Retail**
(At the southwest corner of Loop 410 and Callaghan Road)

7 581 A-4

* Project is located in the Camp Bullis Notification Area.

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-7 HELD ABOVE:

- | | | | | |
|----|--------|--|---|--------------------|
| 6. | 09-001 | NAPA Oaks*
(East of IH 10 and south of Woodland Parkway) | | OCL 447 B-3 |
| 7. | 090087 | Centerview Retail
(At the southwest corner of Loop 410 and Callaghan Road) | 7 | 581 A-4 |

PLATS:

- | | | | | |
|-----|--------|--|---|--------------------|
| 8. | 070530 | Horizon Pointe, Unit 10A
(Extending Woodlake Parkway at Sierra Sunset) | | OCL 585 E-8 |
| 9. | 070531 | Horizon Pointe, Unit 10B
(East of the intersection of Woodlake Parkway, and Sierra Sunset) | | OCL 585 F-8 |
| 10. | 080357 | Mathews- Raymundo*
(On the east side of US Highway 281, north of Bulverde Road) | | OCL 451 D-5 |
| 11. | 080568 | Espada North Phase One
(Near the northwest corner of Loop 410 and Roosevelt Avenue) | 3 | 683 A-4 |
| 12. | 070690 | NAPA Oaks, Unit 1 PUD*
(East of IH 10 and south of Woodland Parkway) | | OCL 447 B-3 |

LAND TRANSACTIONS:

13. Consideration of a request to acquire an approximate 77 acres of donated land (Centex North and South) for Park Project Services Division. (Department of Parks and Recreation, by Sandy Jenkins)
 14. Consideration of a request to acquire real property along Leon Creek for the Linear Creekway Park Development Program (Department of Parks and Recreation, by Andrew Blouet)
-

INDIVIDUAL CONSIDERATION

PLATS:

15. 070225 **Alamo Ranch, Unit 29A Enclave** Rescind approval **OCL 577 D-5**
(Southwest of the intersection of Chambers Cove and Cottonwood Way)
16. 090032 **Alamo Ranch, Unit 29 A-1 Enclave** new plat **OCL 577 D-5**
(Southwest of the intersection of Chambers Cove and Cottonwood Way)

VARIANCES and APPEALS:

17. 09-IV-003 **455 Stonewall** certificate of determination appeal **3** **650 C-4**
(On the north side of Stone Wall Avenue, west of Pleasanton Road)

LAND TRANSACTIONS:

18. **S.P. 1408** Request to close, vacate and abandon portions of Maryland, Dakota and Nevada Streets Public Rights of Way located between Wyoming Street and Martin L. King Drive adjacent to NCBs 1484 and 1504. (Capital Improvement Management Services, by Martha Almeria)
19. **S.P. 1413** Request to close, vacate and abandon and unimproved portion of Avenue "B" (Capital Improvement Management Services, by David Segovia)
20. **S.P. 1418** Request to close, vacate and abandon an improved 15 foot-wide alley Public Right of Way located between Howard Street and Main Avenue in NCB 377. (Capital Improvement Management Services, by Martha Almeria)

COMPREHENSIVE MASTER PLANS:

21. Briefing and consideration of amendment to the Major Thoroughfare Plan to realign a segment of Foster Road, de-designate a segment of Old Corpus Christi Road, and extend Southton Road alignments generally located east of I-37 and south of US Hwy 181 (Planning and Development Services, by Ashley McNabb).
22. Briefing and consideration of amendment to the Major Thoroughfare Plan to delete segment of Crestway Road generally located east of FM 1516 and north of I-10 East (Planning and Development Services, by Priscilla Rosales-Piña)
23. U09006 Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Kelly/S. San Pueblo Community Plan for an 89.26 acre area, generally bounded by Centennial and Fay on the north, S. Zazmora on the east, Linden, Gerald and W. Southcross to the south, and New Laredo Highway, Lyell, and Wabash on the west. (Planning and Development Services, by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

24. U09007 Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Nogalitos/S. Zarzamora Community Plan for a 5.22 acre area, generally bounded by Flanders on the north, Packard and Kyle on the east, Berlin to the south, and S. Zazmora on the west. (Planning and Development Services by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

25. Approval of the minutes for the May 13, 2009 Planning Commission meeting
26. Director's report
- o Annual Improvement Project Report, May 2009
 - o Budget and Department Performance
 - o Camp Bullis Awareness Zone
 - o Edwards Aquifer
 - o Professional Development Opportunity – conferences and workshops
 - o Steering Committee on Historic Preservation
 - o Technical Advisory Committee
 - o Unified Development Code
27. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
28. **ADJOURNMENT**

**PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT**

AGENDA ITEM NO: 5A-6 May 27, 2009

NAPA OAKS

09-001

PUD PLAN NAME

PLAN#

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-3

OWNER: Napa Oaks SA, LTD., by James Japhet

ENGINEER: MBC & Associates, Inc., by Robert Liesman P. E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Location: East of IH-10 and south of Woodland Parkway

Zoning: Outside San Antonio City Limits

Land Use: Residential

Plan is in accordance with:

MDP 041-06 Arthur Tract accepted December 23, 2008

APPLICANT'S PROPOSAL:

- 372 Single Family Lots
- At a density of 3.27 units per acre
- Open space ratio 66%
- The plan is not within 200 feet of a registered Neighborhood Association
- The plan is not within 200 feet of a Community Plan

DISCUSSION:

Camp Bullis Response:

This plan lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;

2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects.”

Applicant Responses:

The developer acknowledge receiving the Case Managers email, and indicated that they will conform to the Military’s request

Planning and Development Services Response:

The City and Camp Bullis have been working on a joint effort to coordinate the Napa Oaks Development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)
3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation.

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

STAFF RECOMMENDATION:

Approval



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

SEP 22 2008

Office of the Commander

T.C. Broadnax
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 15, 2008 notification on Master Development Plan (MDP) 041-06, a 113 acre development (also referred to as the Arthur Tract MDP) near Old Fredericksburg Road and I-10 and less than 2 miles west of Camp Bullis. We provide the following comments.

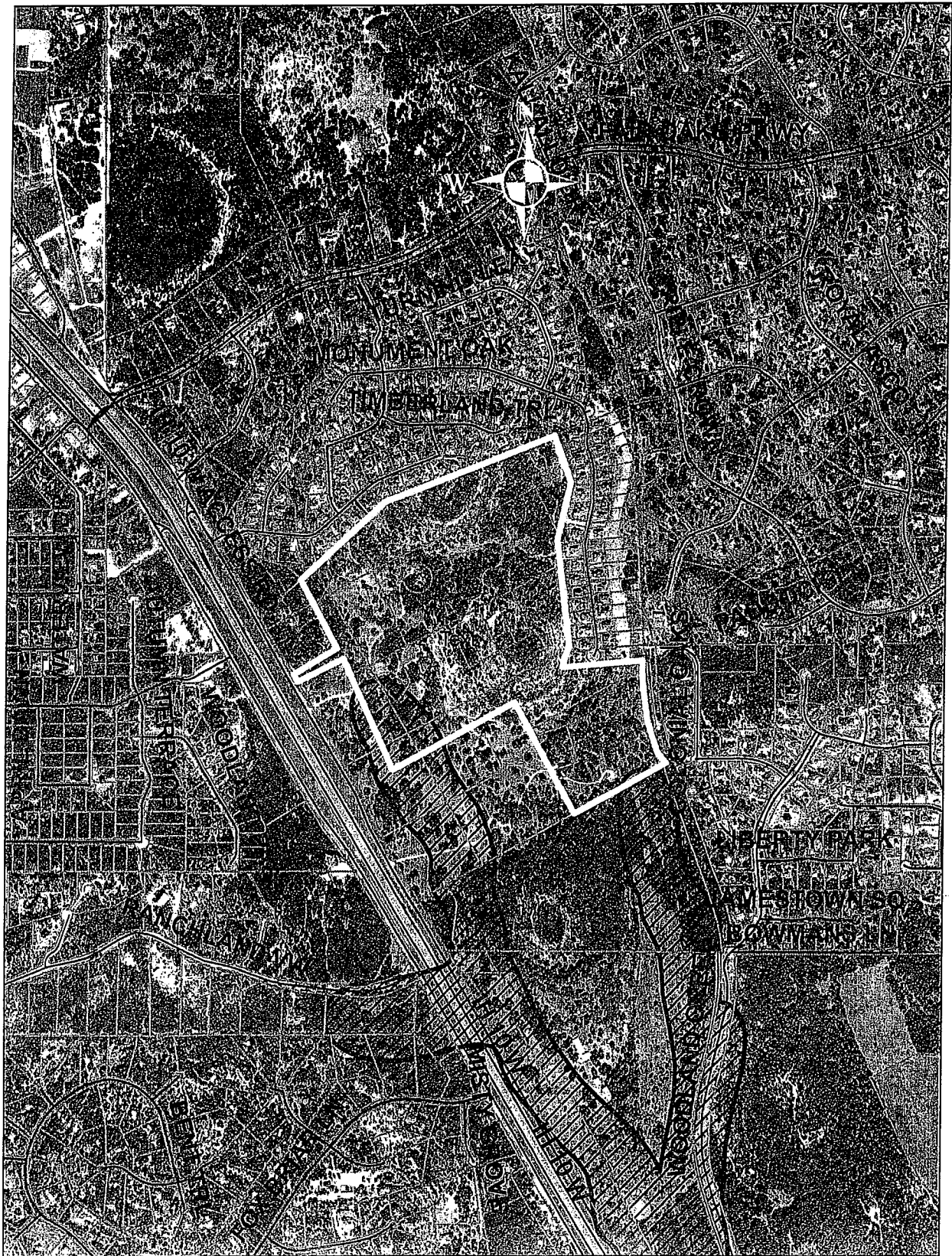
All of the Arthur tract is within the Camp Bullis 3 mile light buffer zone. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their project. My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander





Napa Oaks PUD # 09-001

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5B-7 May 27, 2009

CENTERVIEW RETAIL
SUBDIVISION NAME

MAJOR PLAT

090087
PLAT #

COUNCIL DISTRICT: 7

FERGUSON MAP GRID: 581 A-4

OWNER: Centerview Marketplace, L.P., by Mark D. Granados

ENGINEER: Pape-Dawson Engineers, Inc., by Matt Johnson, P.E.

CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: May 27, 2009

Location: At the southeast corner of Loop 410 and Callaghan Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial

Proposed Use: Restaurant/Retail

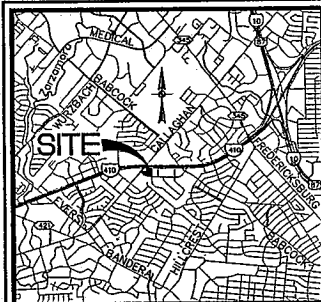
Major Thoroughfare: N.W. Loop 410 is a freeway

APPLICANT'S PROPOSAL:

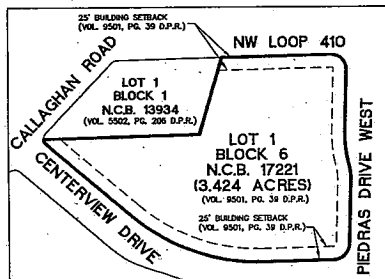
To plat **3.42** acres consisting of **4** non-single family lots.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT-TO-SCALE MAPSCO MAP 581 GRID A4



**AREA BEING REPLATTED
THROUGH PUBLIC HEARING**

BEING A 3.424 ACRE TRACT OF LAND BEING COMPRISED OF A 25-FOOT BUILDING SETBACK LINE, LOT 1, BLOCK 6, NEW CITY BLOCK 17221, EXECUTIVE CENTER PLAZA SUBDIVISION, RECORDED IN VOLUME 5501, PAGE 39 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

- NOTES:
1. 1/2" BROWN CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1995) DISPLAYED IN GRID VALUES DERIVED FROM NGC COOPERATIVE COORDINATE NETWORK.
 3. DIMENSIONS SHOWN ARE SURFACE.
 4. BOUNDARIES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CONS 1995), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 5. ACCESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.
 6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

- ADDITIONAL NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 251.4'.
 4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TDDT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TDDT.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(A)(3).

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(B)(5).

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[Signature] 4/3/08
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

**PAPE-DAWSON
ENGINEERS**
TYPE: FIRM REGISTRATION # 170
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9100

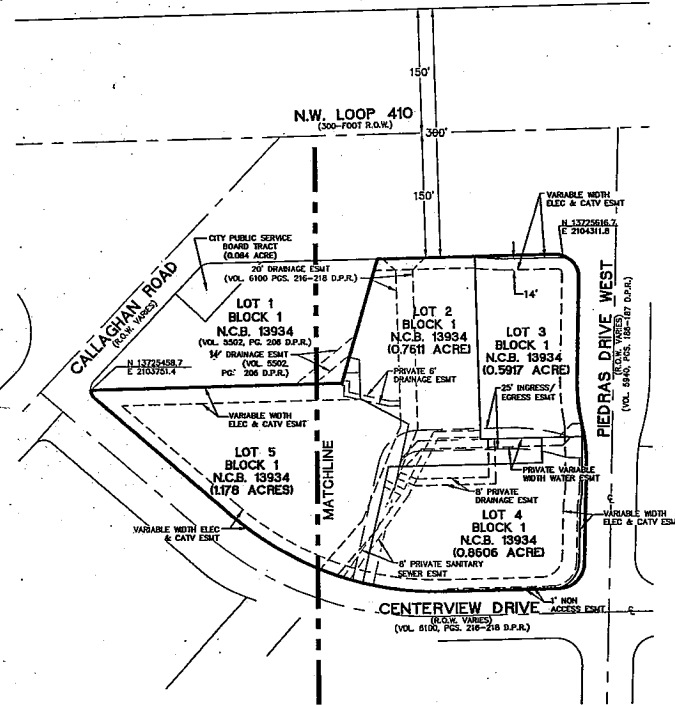
- C.P.S. NOTES:**
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WIRE, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER ANYONE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PLANTS THEREON, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENT OPERATION OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
 2. ANY CITY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
 3. THIS PLAT DOES NOT AVOID, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 20-512 OF THE UNIFIED DEVELOPMENT CODE.

WASTEWATER DOW NOTE:
THE NUMBER OF WASTEWATER EQUIPMENT DOWLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.



INDEX MAP
SCALE 1" = 100'

**REPLAT ESTABLISHING
CENTERVIEW RETAIL**

ESTABLISHING LOTS 2, 3, 4, AND 5, BLOCK 1, NEW CITY BLOCK 1934 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, A 3.42 ACRE TRACT OF LAND BEING COMPRISED OF LOT 1, BLOCK 6, NEW CITY BLOCK 17221, EXECUTIVE CENTER PLAZA SUBDIVISION RECORDED IN VOLUME 5501, PAGE 39 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAME BEING COMPLETED TO CENTERVIEW MARKETPLACE, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13150, PAGES 227-234 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF _____
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW CP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: REEF AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

BY: *[Signature]*
MARK BY GATEWAY, MANAGER
CENTERVIEW MARKETPLACE, L.P.
10101 REDBORN PLACE, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE DECIDED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

ON MY HAND AND SEAL OF OFFICE THIS 16th DAY OF April, 2008

[Signature]
NOTARY PUBLIC

GREGORY W. CRANE, JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-11-2010

STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT EXECUTIVE CENTER PLAZA SUBDIVISION WHICH IS RECORDED IN VOLUME 5501, PAGE 39 OF THE DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE, BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER:
CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW CP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: REEF AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

BY: *[Signature]*
MARK BY GATEWAY, MANAGER
CENTERVIEW MARKETPLACE, L.P.
10101 REDBORN PLACE, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEAR

SHOWN AND SUBSCRIBED BEFORE ME THIS 28th DAY OF April, A.D. 2008

[Signature]
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-11-2010

GREGORY W. CRANE, JR.
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-11-2010

REFER TO SHEET 2 OF 3
FOR LINE AND CURVE TABLE

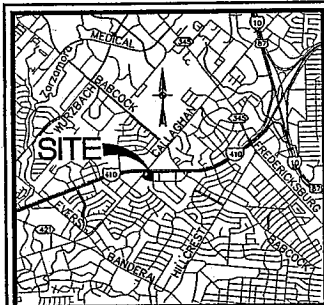
STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

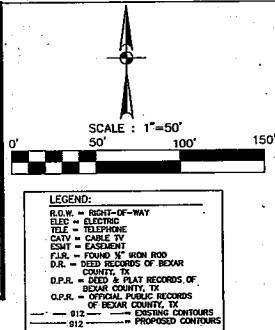
COUNTY CLERK, BEAR COUNTY, TEXAS

SHEET 1 OF 3

BY: _____ DEPUTY



LOCATION MAP
NOT-TO-SCALE MAPSCO MAP 581 GRID A4



STREETScape NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETScape PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNITED DEVELOPMENT CODE.

WASTEWATER ECU NOTE:
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NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SLOPES OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL MAINTAIN THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMANDS TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FORECLOSED ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

OWNER/DEVELOPER:
CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW CP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: RREEF AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

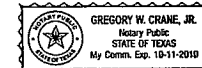
BY: MARK CLARK, DEEDS MANAGER
CENTERVIEW MARKETPLACE, L.P.
1000 REDBURN PLACE, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 368-0282

PLAT NO. 090087

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK CLARK, DEEDS MANAGER, WHO TO ME IS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF April, 2009

[Signature]
NOTARY PUBLIC



STATE OF TEXAS
COUNTY OF BEAR

THE AREA BEING REPLATED WAS PREVIOUSLY PLACED ON PLAT EXECUTIVE CENTER PLAZA SUBDIVISION WHICH IS RECORDED IN VOLUME 9501, PAGE 39 OF THE DEED AND PLAT RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER: CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW CP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: RREEF AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

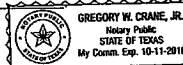
BY: MARK CLARK, DEEDS MANAGER
CENTERVIEW MARKETPLACE, L.P.
1000 REDBURN PLACE, SUITE 100
SAN ANTONIO, TEXAS 78216
(210) 368-0282

STATE OF TEXAS
COUNTY OF BEAR

SWORN AND SUBSCRIBED BEFORE ME THIS 28TH DAY OF April, A.D. 2009

[Signature]
NOTARY PUBLIC AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 10-11-2010



C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT," AND "TRANSPONDER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLING AND OPERATING THE SAME, INCLUDING OR BURYING WIRE, CABLES, CONDUITS, PIPELINES OR TRANSDUCERS, EACH WITH ITS NECESSARY APPURTEANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

3. DIVISIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

5. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADJACENT LOT DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN INTO CONSIDERATION FOR A MAJORITY COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 213.147.

6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

TAXOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE DRAIN WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAYS. THIS SHALL BE SUBJECT TO A MAJORITY COMBINED TOTAL OF ONE ACCESS POINT ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 213.147.

4. SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY LAUD PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY "TODOT".

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(03).

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVeways SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(05).

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE AND PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

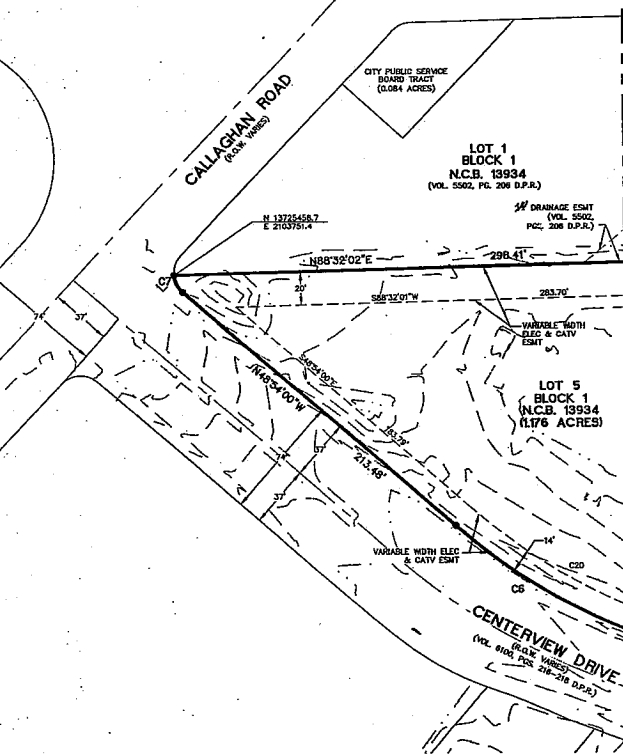
[Signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ARTIST'S SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

LINE	LENGTH	BEARING
L1	5.91'	N81°59'58"W
L2	67.89'	N88°59'10"E
L3	66.18'	N00°02'19"E
L4	23.12'	N06°34'29"E
L5	65.51'	N01°29'00"E
L7	52.17'	N12°49'49"E
L8	64.91'	S61°49'53"E
L9	46.53'	S01°22'56"E
L10	12.26'	N73°43'57"W
L11	22.49'	N43°35'12"E
L12	10.98'	N88°40'35"E
L13	12.98'	N88°35'48"E
L14	14.14'	S43°35'12"W
L15	28.42'	N43°05'12"E
L16	29.50'	N43°05'12"E
L17	30.28'	N01°24'48"W
L18	23.06'	N87°50'42"W
L19	8.00'	N27°08'18"E
L20	21.40'	S67°50'42"E
L21	45.70'	N01°22'07"W
L22	53.70'	S01°22'07"E
L23	6.27'	S86°21'45"E
L24	13.33'	S03°38'15"W
L25	12.37'	N89°37'18"E
L26	6.00'	S01°24'00"E
L27	13.12'	N88°37'18"E
L28	12.44'	N03°38'15"E
L29	2.96'	N86°21'45"W
L30	2.89'	N03°38'15"E
L31	22.01'	N81°33'06"W
L32	24.68'	N61°33'06"W
L33	17.60'	N88°37'04"E
L34	4.75'	N81°59'58"W
L35	23.75'	S06°23'04"W
L36	12.90'	S86°33'48"W



MATCHLINE - SEE SHEET 3 OF 3

REPEAT ESTABLISHING
CENTERVIEW RETAIL

THIS PLAT OF CENTERVIEW RETAIL, A AND S, BLOCK 1, NEW CITY BLOCK 13934 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, 3.442 ACRES TRACT OF LAND BEING COMPOSED OF LOT 1, BLOCK 6, NEW CITY BLOCK 17221, EXECUTIVE CENTER PLAZA SUBDIVISION RECORDED IN VOLUME 9501, PAGE 39 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID BEING CONVEYED TO CENTERVIEW MARKETPLACE, L.P., DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13150, PAGES 227-234 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT OF CENTERVIEW RETAIL
WAS RECORDED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

RECEIVED
APR 28 2009
A.D. 20

BY: _____ SECRETARY

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	31.47	200.00'	15.77	09°00'52"	31.43	N86°30'24"W
C2	3.52'	10.00'	1.78	20°09'49"	3.50	N80°55'56"W
C3	61.85	250.00'	31.08	14°10'28"	61.89	S05°35'19"E
C4	17.62	100.00'	8.78	10°02'28"	17.50	S04°58'54"E
C5	48.65	32.00'	30.43	87°08'47"	44.10	N45°02'24"E
C6	274.48	370.00'	143.90	42°30'13"	268.23	N70°09'06"W
C7	11.60'	15.00'	6.11	44°18'05"	11.31	N26°44'57"W
C8	43.79	177.00'	22.01	14°10'28"	43.68	S05°35'19"E
C9	66.12	50.00'	36.90	75°45'47"	61.40	N50°42'54"E
C10	69.98	212.50'	35.26	18°50'26"	69.55	S81°59'00"E
C11	8.22'	25.00'	4.15	18°50'26"	8.18	S81°59'00"E
C12	16.44'	50.00'	8.30	18°50'26"	16.37	S81°59'00"E
C13	61.66'	187.50'	31.11	18°50'26"	61.38	N81°59'00"W
C14	33.06'	25.00'	19.45	75°45'47"	30.70	S50°42'54"W
C15	33.67'	214.00'	18.87	09°00'52"	33.63	N86°30'24"W
C16	8.07'	5.00'	5.22	92°30'45"	7.27	N44°45'28"W
C17	54.19'	270.00'	27.19	11°30'02"	54.10	S04°15'06"E
C18	14.02'	80.00'	7.03	10°02'25"	14.00	N04°58'54"W
C19	38.01'	25.00'	23.77	87°06'47"	34.45	N45°02'24"E
C20	264.09'	356.00'	138.45	42°30'13"	258.08	S70°09'06"E
C21	45.40'	28.00'	29.45	92°34'01"	40.59	S44°57'06"E
C22	47.12'	31.00'	29.47	87°05'53"	42.72	S45°02'51"W
C23	31.57'	25.00'	18.28	72°30'56"	29.51	N34°40'33"W
C24	11.67'	250.00'	5.83	02°40'26"	11.67	S11°20'20"E

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY

SHEET 2 OF 3

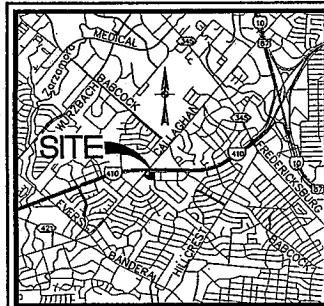
JOB NO. 6777-05



Date: Apr 27, 2009, 12:02pm User: DR: K50rguana
 Plat: P: 677705 Design Local Plat PL677705.dwg

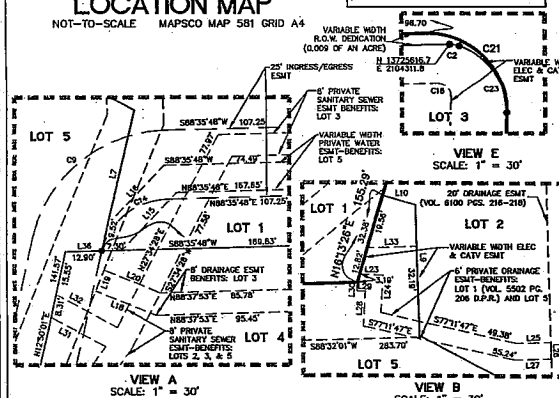
PAPE-DAWSON ENGINEERS
101E, RDM ROAD
SAN ANTONIO, TEXAS 78216
PHONE: 210.375.8000
FAX: 210.375.9010

CENTERVIEW RETAIL



LOCATION MAP
NOT-TO-SCALE MAPSCO MAP S81 GRID A4

LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC. = ELECTRIC
T.E. = TELEPHONE
CATV = CABLE TV
EAS. = EASEMENT
F.L.R. = FOUND 1/2" IRON ROD
D.R. = DEED RECORDS OF BEAR COUNTY, TX
D.P.R. = DEED & PLAT RECORDS OF BEAR COUNTY, TX
C.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TX
C.O.S. = CROSSING CONTOURS
P.C. = PROPOSED CONTOURS



- NOTES:
- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) COORDINATES. THE COORDINATES ARE BASED ON THE NAD 83 COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - DIMENSIONS SHOWN ARE SURFACE.
 - BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) COORDINATES. THE BEARINGS ARE BASED ON THE NAD 83 COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
 - INCREASING AND DECREASING SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADJACENT LOTS. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN AS THE CITY OF SAN ANTONIO DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

- 100% NOTES:
- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
 - OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
 - MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS HIGHWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG EMP 44, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 231.14'.
 - IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY THE CITY OF SAN ANTONIO PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY THE CITY.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH LOC 35-506(A)(3).
CLEAR VISION AREA NOTE:
ALL ACCESS HIGHWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH LOC 35-506(A)(3).

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED STATES AND THE CITY OF SAN ANTONIO, TEXAS, AND THE SAN ANTONIO PLANNING COMMISSION.

Matthew Johnson 4/26/24
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

Matthew Johnson
REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
INC., PROFESSIONAL ENGINEERS & SURVEYORS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78261 | PHONE: 210.375.9000
FAX: 210.375.9010

REPLAT ESTABLISHING CENTERVIEW RETAIL

ESTABLISHING LOTS 2, 3, 4, AND 5, BLOCK 1, NEW CITY BLOCK 13934 IN THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS, A 3.43 ACRE TRACT OF LAND BEING COMPOSED OF LOT 1, BLOCK 6, NEW CITY BLOCK 13934, EXCERPT CENTER PLAZA SUBDIVISION RECORDED IN VOLUME 9501, PAGE 39 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS, SAID RIGHT CONVEYED TO CENTERVIEW MARKETPLACE, L.P. RECORDED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13150, PAGES 227-234 OF THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THIS PLAT HAS BEEN SUBMITTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20____

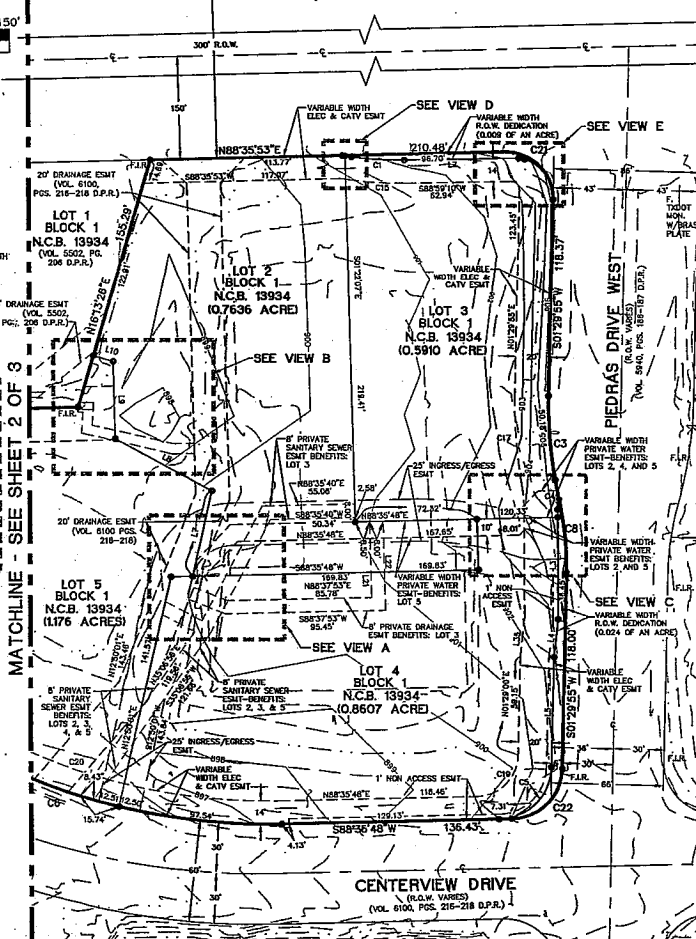
RECEIVED

BY _____ CHAIRMAN

BY _____ SECRETARY

N.W. LOOP 410
(300-FOOT R.O.W.)

REFER TO SHEET 2 OF 3
FOR LINE AND CURVE TABLE



PLAT NO. 090087

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEMONSTRATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER:
CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW OP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: BREEZ AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

BY: GREGORY W. CRANE, JR.,
NOTARY PUBLIC,
STATE OF TEXAS
1001 REUNION PLACE, SUITE 160
SAN ANTONIO, TEXAS 78261
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND HE THAT HE/HIS/HER DEQUITED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF April, 2024

NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF BEAR

GREGORY W. CRANE, JR.
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-11-2030

THE AREA BEING REPLATED WAS PREVIOUSLY PLATTED ON PLAT EXCERPT CENTER PLAZA SUBDIVISION WHICH IS RECORDED IN VOLUME 9501, PAGE 39 OF THE DEED AND PLAT RECORDS.

(I, THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (AND) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RECORDED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.)

OWNER/DEVELOPER: CENTERVIEW MARKETPLACE, L.P.
A DELAWARE LIMITED PARTNERSHIP

BY: GATEWAY CENTERVIEW OP, INC.,
A CALIFORNIA CORPORATION,
ITS GENERAL PARTNER

BY: BREEZ AMERICA, L.L.C.,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS AUTHORIZED REPRESENTATIVE

BY: GREGORY W. CRANE, JR.,
NOTARY PUBLIC,
STATE OF TEXAS
1001 REUNION PLACE, SUITE 160
SAN ANTONIO, TEXAS 78261
(210) 366-0282

STATE OF TEXAS
COUNTY OF BEAR

SHOWN AND SUBSCRIBED BEFORE ME THIS 28th DAY OF April, A.D. 2024

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 10-11-2030

GREGORY W. CRANE, JR.
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 10-11-2030

C.D.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAYS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS RECORDED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURNING WIRES, CABLES, COCONTS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LOTS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH OBSTRUCT OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STREETSCAPE NOTE:
NO EXCERPT FURTHER WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNOFFICIAL DEVELOPMENT CODE.

WASTEWATER ENU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

STATE OF TEXAS
COUNTY OF BEAR

I, _____ COUNTY CLERK OF BEAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 3 OF 3

JOB NO. 6777-05

CENTERVIEW RETAIL

PLANNING COMMISSION

SUBDIVISION

AGENDA ITEM NO: 8 May 27, 2009

HORIZON POINTE, UNIT 10A
SUBDIVISION NAME

MAJOR PLAT

070530
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 585 E-8

OWNER: CRVI-H Texas, L.P., by M. Timothy Clark

ENGINEER: M.W.Cude Engineers, LLC., by Ian J. Cude, P.E.

CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: May 11, 2009

Location: Extending Woodlake Parkway at Sierra Sunset

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 751-A, Woodlake Farms Ranch, accepted March 19, 2004

Proposed Use: Public Street

Major Thoroughfare: Woodlake Parkway is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **2.875** acres consisting of **2** non-single family lots and **265.43** linear feet of public streets.

DISCUSSION

It is noted that because plat # 080207 Judson Independent School District Horizon Pointe Elementary, provides a drainage easement to this development, therefore must

be recorded before this unit. A note has been placed on the tracking system to hold this plat unit such recording occurs.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070530



M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL. 210.481.2551
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: CURTIS OSBORNES

SUBDIVISION PLAT
ESTABLISHING
HORIZON POINTE
SUBDIVISION, UNIT 10A

BEING 2.875 ACRES OUT OF A REMAINING PORTION OF A 421.424 ACRE TRACT AS DESCRIBED BY DEED RECORDED IN VOLUME 13895, PAGE 1722, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS BEING OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5091 AND THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEAR COUNTY, TEXAS.

THIS PLAT OF "HORIZON POINTE SUBDIVISION, UNIT 10A" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SAID COMMISSION.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE _____ DAY OF _____ A.D. _____

ATTESTED _____ COUNTY CLERK, BEAR COUNTY, TEXAS
STATE OF TEXAS
COUNTY OF _____

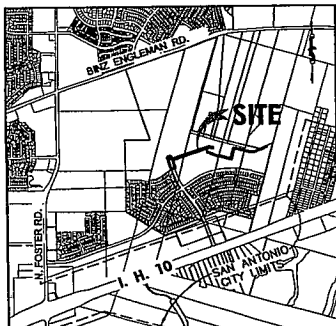
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEDS TO THE USE OF THE PUBLIC, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE _____ DAY OF _____ A.D. _____

OWNER & APPLICANT
CRM H-TEXAS, L.P.
CONTACT PERSON: M. TIMOTHY CLARK
301 CONGRESS, SUITE 500
AUSTIN, TX 78701
TEL: (512) 925-8585
FAX: (512) 484-8519
M. TIMOTHY CLARK, PRESIDENT

STATE OF TEXAS
COUNTY OF _____
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN DESIGNATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC
IN & FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LANDS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
M.W. CUDE ENGINEERS, L.L.C.
JAN J. CUDE, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MAPPING STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS, L.L.C.
STEPHANIE L. JAMES, R.L.S., 9550
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEAR COUNTY, TEXAS
BY: _____ DEPUTY



MAPSCO GRID NO: 565 E6
NOT TO SCALE
THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NAD(83)(83).
1/2" HIGH PRINT WITH RED CAP STAMPER M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE ENERGY) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "AND/OR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING, PATROLLING AND ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND AND ALL TREES AND VEGETATION ON PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW. OWNER SHALL COMPLY WITH THE STREETScape REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHT-OF-WAY, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAY.

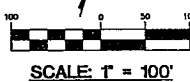
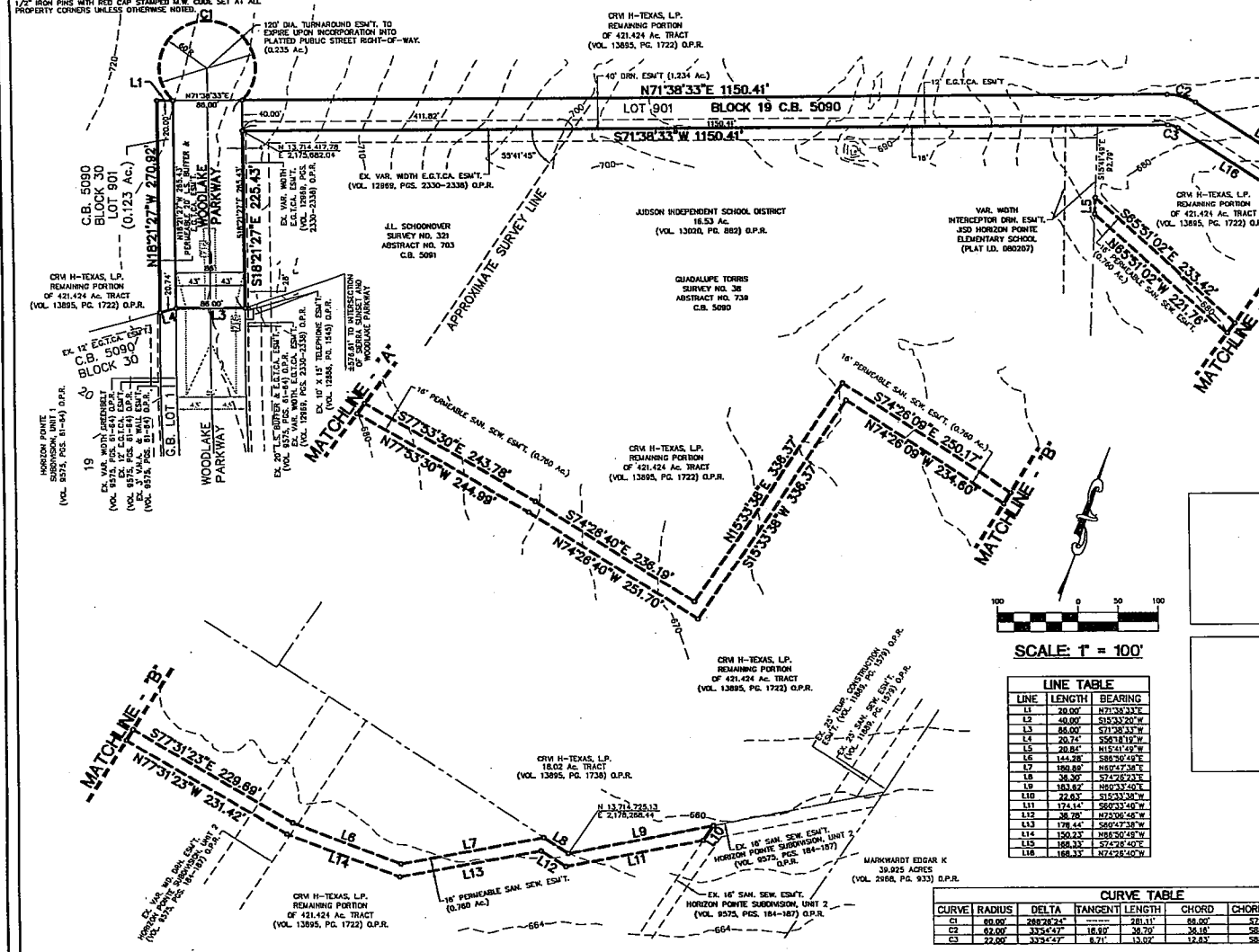
THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, OPEN SPACE, LANDSCAPE BUFFERS AND GREENBELT WITHIN "HORIZON POINTE SUBDIVISION, UNIT 10A" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, IMPROVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND AND ALL TREES AND VEGETATION ON PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

THE EXISTING PRIVATE LANDSCAPE BUFFER EASEMENTS LOCATED ALONG WOODLAKE PARKWAY WERE CREATED BY AND ARE COVERED BY THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 23, 2009, RECORDED IN VOLUME 13895, PAGE 1568 IN THE OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS, INCLUDING THE MAINTENANCE OBLIGATIONS IMPOSED ON THE OWNERS OF SAID LANDSCAPE BUFFERS.

- LEGEND**
- AC. = ACRES
 - CI. = CURVE NUMBER
 - CPS. = CITY PUBLIC SERVICE ENERGY
 - D.P.R. = DEED AND PLAT RECORDS
 - DRN. = DRAINAGE
 - EDU. = EQUIVALENT DWELLING UNIT
 - E.G.T.C.A. = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
 - ESMT. = EASEMENT
 - EX. = EXISTING
 - GRD. = GROUND
 - F.I.P. = FOUND 1/2" IRON PIN
 - LI. = LINE NUMBER
 - L.S. = LANDSCAPE
 - N.S. = NATIONAL GEODETIC SURVEY
 - N.T.S. = NOT TO SCALE
 - O.P.R. = OFFICIAL PUBLIC RECORDS
 - SAN. SEW. = SANITARY SEWER
 - SAR. WID. = VARIABLE WIDTH
 - VAR. = VARIABLE
 - W.C. = WOODLAND CANYON
 - = STREET CENTERLINE
 - = EXISTING CONTOURS
 - = PROPOSED CONTOUR
 - = PROPERTY LINE



LINE	LENGTH	BEARING
L1	20.00'	N71°38'33"E
L2	40.00'	S82°25'20"W
L3	80.00'	S71°28'13"W
L4	20.74'	S56°18'19"W
L5	20.84'	N15°41'49"E
L6	44.00'	S88°50'42"E
L7	180.88'	N89°47'38"E
L8	36.40'	S74°28'23"E
L9	163.42'	N60°37'40"E
L10	22.83'	S15°33'30"W
L11	174.14'	S88°25'40"W
L12	36.70'	N23°50'44"E
L13	178.44'	S89°47'38"E
L14	150.43'	N88°50'42"E
L15	168.32'	S74°28'23"E
L16	168.32'	N74°28'23"E

CURVE	RADIUS	DELTA	TANGENT LENGTH	CHORD	CHORD BEARING
C1	85.00'	289°24'24"	28.11'	88.00'	S74°28'23"E
C2	12.00'	332°47'47"	18.97'	36.70'	S61°16'33"W
C3	27.00'	332°47'47"	8.71'	13.02'	S88°32'37"W

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 9 May 27, 2009

HORIZON POINTE, UNIT 10B
SUBDIVISION NAME

MAJOR PLAT

070531
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 585 F-8

OWNER: CRVI H-Texas, LP., by M. Timothy Clark

ENGINEER: M.W. Cude Engineers, L.L.C., by Ian J. Cude, P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 12, 2009

Location: East of the intersection of Woodlake Parkway and Sierra Sunset

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 751-A, Woodlake Farms Ranch, accepted on March 19, 2004

Proposed Use: Residential

APPLICANT'S PROPOSAL:

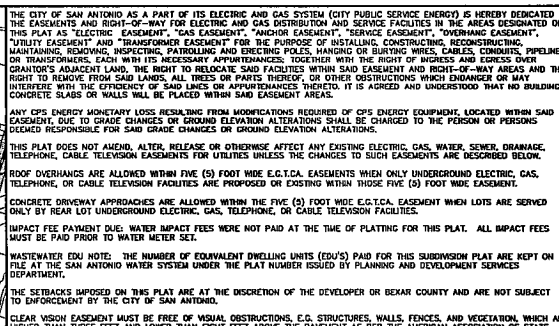
To plat **19.138** acres consisting of **77** single family lots and **5** non-single family lots.

DISCUSSION

It is noted that because plat # 070530, Horizon Pointe Unit 10A and plat # 080207 Judson Independent School District Horizon Pointe Elementary, provides drainage easements to this development, they must be recorded before this unit. A note has been placed on the tracking system to hold this plat unit such recording occurs.

STAFF RECOMMENDATION:

Approval



NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH COULD AFFECT THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR RIGHTS-OF-WAY, SHALL BE MADE WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTRY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR ADJACENT PROPERTIES TO THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY. THE LIMITS OF SAN DRAINAGE EASEMENTS AND RIGHTS-OF-WAY TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE INCLUDING BUT NOT LIMITED TO OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, CROWNED TIES, DETENTION POND, PARKS, WETLANDS, FLOOD PLAINS, TOWNSHIP, SUBDIVISION, UNIT SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTRY. (TO INCLUDE BUT NOT LIMITED TO LOT 501 & LOT 502, BLOCK 22; LOT 501, LOT 502 & LOT 903, BLOCK 20).

SAN ANTONIO PUBLIC UTILITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT OF ALL EASEMENTS IN THE AREAS DESIGNATED ON THIS PLAN AS "SANITARY SEWER COLLECTION PURPOSES". INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND INSPECTING SANITARY SEWER PIPELINES AND SANITARY SEWER COLLECTION SYSTEMS SHALL BE THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO FOR THE PURPOSE OF LOT INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAN FACILITIES WITHIN SAID LOT INGRESS AND EGRESS OVER THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, AND OTHER EGRESS AND ACCESS TO SAID SANITARY SEWER COLLECTION SYSTEMS AND FACILITIES.

IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

APPROXIMATE LIMITS OF 100 YEAR FLOOD PLAIN, ZONE "A" SECTIONS OF THE FEMA FIRM OF BEAR COUNTRY, TEXAS ARE SHOWN. NUMBER 4002000100, DATED FEBRUARY 16, 1996

PLAT NO. 070531

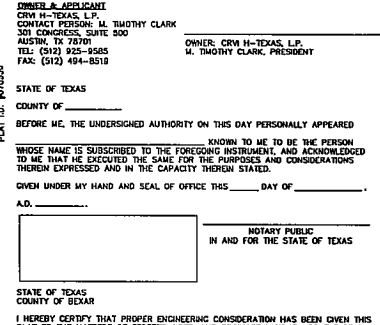
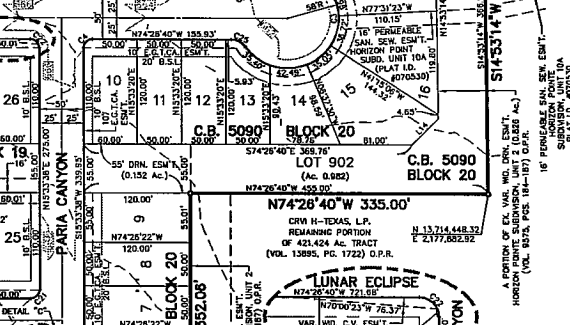
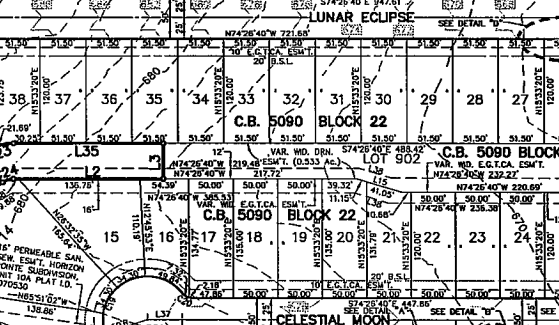
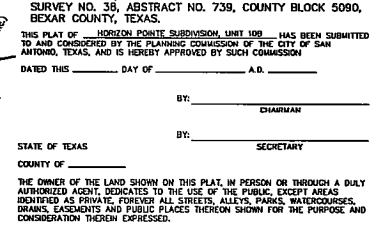
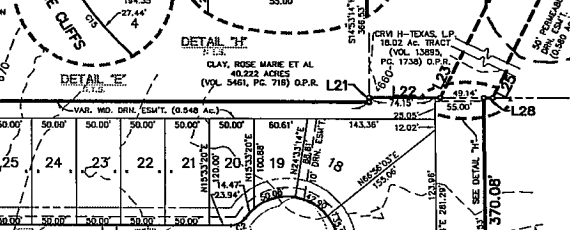
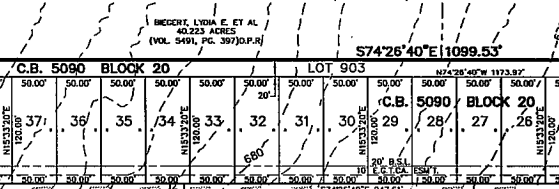
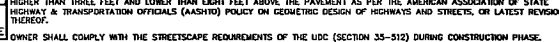


M.W. CUDE ENGINEERS, LLC.
1505 BANDEIRA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.522.7112
WWW.MWCUDE.COM

CONTACT PERSON: CURRIS OSTRANDER

SUBDIVISION PLAT
ESTABLISHING
HORIZON POINTE
SUBDIVISION, UNIT 10B

BEING 19.138 ACRES, OUT OF A REMAINING PORTION OF 421.424 ACRE TRACT, AS DESCRIBED BY DEED RECORDED IN VOLUME 13895, PAGE 1722 AND OUT OF A 18.02 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 13895, PAGE 1738, AND BEING A PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT AS SHOWN ON PLAT OF HORIZON POINTE SUBDIVISION, UNIT 2 RECORDED IN VOLUME 9575, PAGES 194-197, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE GUADALUPE TORRES



This is a detailed plat map of Block 22, which is part of a larger subdivision. The map shows two main lots, Lot 1 and Lot 2, which are irregularly shaped. Lot 1 is on the left and Lot 2 is on the right. The block is bounded by streets: N 15th St to the north, N 16th St to the south, and N 17th St to the east. The western boundary is defined by a series of lines and bearings, including N 89° 53' 30" W and N 15° 19' 30" W. The map includes numerous survey measurements, such as bearings (e.g., N 74° 28' 40" W, S 74° 28' 40" W) and distances (e.g., 100.00', 120.00', 150.00'). There are also references to other blocks and streets, such as N 14th St, N 13th St, and N 12th St. The map is a technical drawing with precise lines and text, typical of a legal survey document.

[illegible]

PLAY TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE, THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNIFORM DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDDE ENGINEERS L.L.C.
IAN J. CUDDE, P.E.

STATE OF TEXAS
COUNTY OF BEZAR

LICENSED PROFESSIONAL ENGINEER

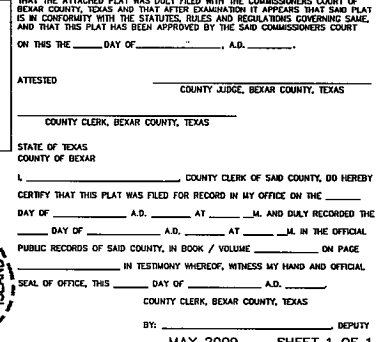
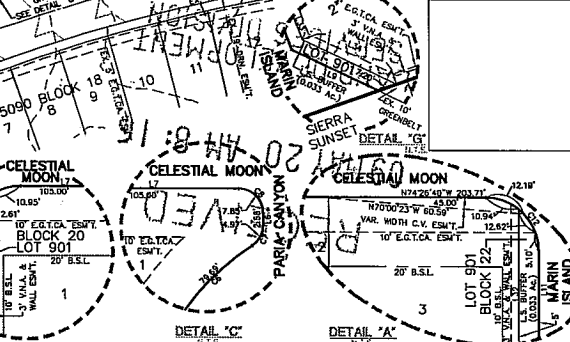
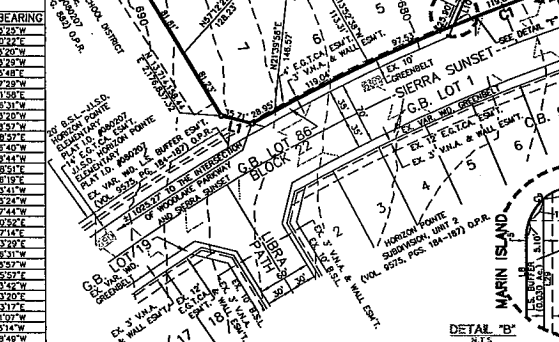
I HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDDE ENGINEERS L.L.C.

M.W. CUDDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.P.L.S. #9590

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEZAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEZAR COUNTY, DOES HEREBY CERTIFY THAT THE ABOVE PLAN CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GRROUND BY:



**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 10 May 27, 2009

MATHEWS- RAYMUNDO
SUBDIVISION NAME

MAJOR PLAT

080357
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 451 D-5

OWNER: Clark A. Boeken

ENGINEER: Pate Engineers, Inc., by Jeffery McKinnie, P.E.

CASE MANAGER: Richard Carrizales (207-8050)

Date filed with Planning Commission: May 12, 2009

Location: On the east side of U. S. Highway 281, north of Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Commercial

Major Thoroughfare: U. S. Highway 281 is a freeway

APPLICANT'S PROPOSAL:

To plat **0.5929** acres consisting of **1** non-single family lot.

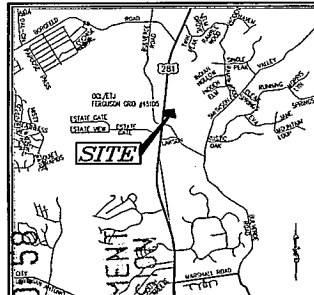
DISCUSSION:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. Since this tract is less than 10 acres and is not immediately abutting to Camp Bullis property, the Garrison Commander had no comment.

STAFF RECOMMENDATION:

Approval

PLAT NO: 080357



LOCATION MAP
SCALE

CITY PUBLIC SERVICE NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PAROLLING, AND ERECTING POLES, HAVING OR BURNING WIRES, CABLES, CONDUITS, PIPES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OF OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES. HERETO, IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

NOTE: CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOT OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SAN ANTONIO WATER SYSTEM NOTES:

WASTEWATER EDD'S NOTES:
THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNIT (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

GENERAL PLATTING NOTES:

- COORDINATES GIVEN ARE STATE PLANE COORDINATES - SOUTH CENTRAL TEXAS REGION.
- TO CONVERT TO SURFACE VALUES MULTIPLY COORDINATES BY SCALE FACTOR 1.000161802.
- BASES OF BEARING TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE 4234.
- OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS PER UDC 35-504(K)(3).
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

CITY OF SAN ANTONIO NOTES:

- SURFACES AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS FOR THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED HOW MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.
- FISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
- NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE CITY LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THIS PLAT IS PARTICIPATING IN THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 0.5529 ACRES.

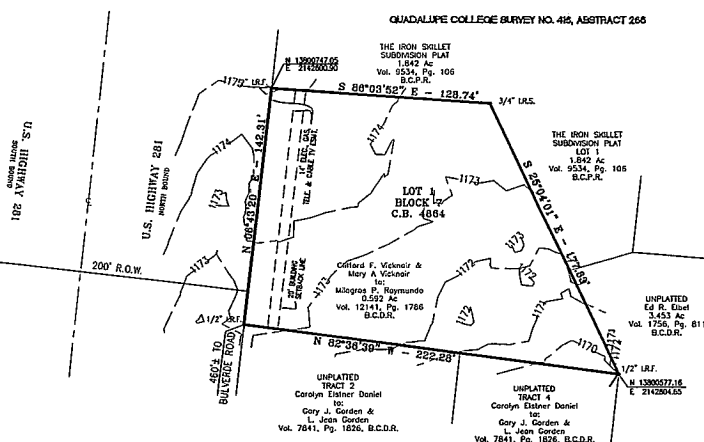
MAINTENANCE COUNTY NOTE:

BEAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVEWAYS, PARKS, LANDSCAPE, BURNERS, CASINOUS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC SIGNS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

TODOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/ OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/ DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO THE STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG HIGHWAY 281 NORTH BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 142.31'.
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TODOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TODOT.

QUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT 266



PATE ENGINEERS
6200 IH-10 West - Suite 440 San Antonio, Texas 78230
OFFICE: (210) 340-8481 FAX: (210) 340-3864

**SUBDIVISION PLAT OF
MATHEWS-RAYMUNDO**

BEING 0.5929 ACRE OF LAND, DESCRIBED AS 0.592 ACRE OF LAND BY DEED, RECORDED IN VOLUME 12141, PAGE 1786, BEAR COUNTY DEED RECORDS, TEXAS AND BEING OUT OF THE QUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK 4864, BEAR COUNTY, TEXAS.

THE PLAT OF **MATHEWS-RAYMUNDO**
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 20____

By: _____
CHAIRMAN

By: _____
SECRETARY

LEGEND

- | | |
|------------|---|
| ESMT. | EASEMENT |
| R.O.W. | RIGHT OF WAY |
| B.C.D.P.R. | BEAR COUNTY DEEDS AND PLAT RECORDS |
| I.R.F. | IRON ROD FOUND |
| I.R.S. | IRON ROD SET |
| E.G.T.CATV | ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION |
| _____ | PROPOSED FLOW DIRECTION ARROW |
| _____ | PROPOSED SPOT ELEVATION |

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____

ATTESTED _____
COUNTY JUDGE, BEAR COUNTY, TEXAS

COUNTY CLERK
BEAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I, **GERRY RICHOFF** COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D., 20____, AT _____ M, AND DULY RECORDED IN THE _____ DAY OF _____, A.D., 20____, IN THE _____ RECORDS OF _____ BEAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D., _____.

COUNTY CLERK, BEAR COUNTY, TEXAS.
By: _____, DEPUTY

OWNER/DEVELOPER:

CLARK BOEKEN
390 HILL COUNTRY LANE
SAN ANTONIO, TX 78232
PHONE: 1-210-340-5612

RECEIVED

09 MAY 11 AM 10:58

LAND DEVELOPMENT
SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CLARK BOEKEN
OWNER: CLARK BOEKEN

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **CLARK BOEKEN**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JEFFREY MOONIE, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

DAVID ELZY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

PATE ENGINEERS

180900102.dwg 180900102 P.L.T.dwg Plotted: May 07, 2009 - 5:01pm by Robert D

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 11 May 27, 2009

ESPADA NORTH PHASE ONE
SUBDIVISION NAME

MAJOR PLAT

080568
PLAT #

COUNCIL DISTRICT: 3

FERGUSON MAP GRID: 683 A-4

OWNER: W.E. Roosevelt Park Place, by Jack Walker

ENGINEER: Kimley-Horn and Associates, Inc., by Brian J. Parker, P.E.

CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: April 29, 2009

Location: Near the northwest corner of Loop 410 and Roosevelt Avenue

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-3 Commercial District

Proposed Use: Commercial / Shopping Center

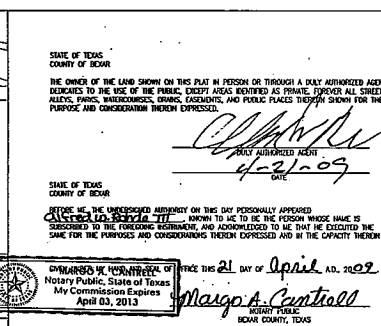
Major Thoroughfare: Loop 410 is a Freeway and Roosevelt Avenue is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **8.252** acres consisting of 6 non-single family lots.

STAFF RECOMMENDATION:

Approval



OWNER/DEVELOPER:

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS
WITH ADJACENT LOTS IN ACCORDANCE WITH
UOC 35-506 (r)(3).

THIS PLAT OF ESPARA NORTH-PHASE ONE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH

DATED THIS _____ DAY OF _____ A.D. 20____
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

Dr. _____ CHAIRMAN

Dr. _____ CLERK

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY SIMCLR & ASSOCIATES, INC. UNDER MY SUPERVISION.



STATE OF TEXAS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

B. J. Paul
REGISTERED PROFESSIONAL

STATE OF TEXAS
BRIAN J. PARKER
90248
LICENSED
PROFESSIONAL ENGINEER

2) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EXISTENCE, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3) WASTE WATER EDU NOTE: THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS

4) NO FEE PAYMENT OF WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER UTILITY SET AND/OR WASTEWATER SERVICE CONNECTION.

5) NO BUILDING PERMIT WILL BE ISSUED FOR THIS UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 30-312 OF THE UNITED DEVELOPMENT CODE.

6) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS SHOWN, SHALL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INSPECT AND FORECLOSE ON PUBLIC WORKS.

7) SET 1/2" IRON BAR WITH ORANGE SMCLEAR & ASSOCIATES CAP AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

R.O.W. — RIGHT-OF-WAY
G.C.T.V.E. — GAS, ELECTRIC, TELEPHONE, C.A.T.V. EASEMENT.
VOL. — VOLUME
PG. — PAGE
ESMT — EASEMENT

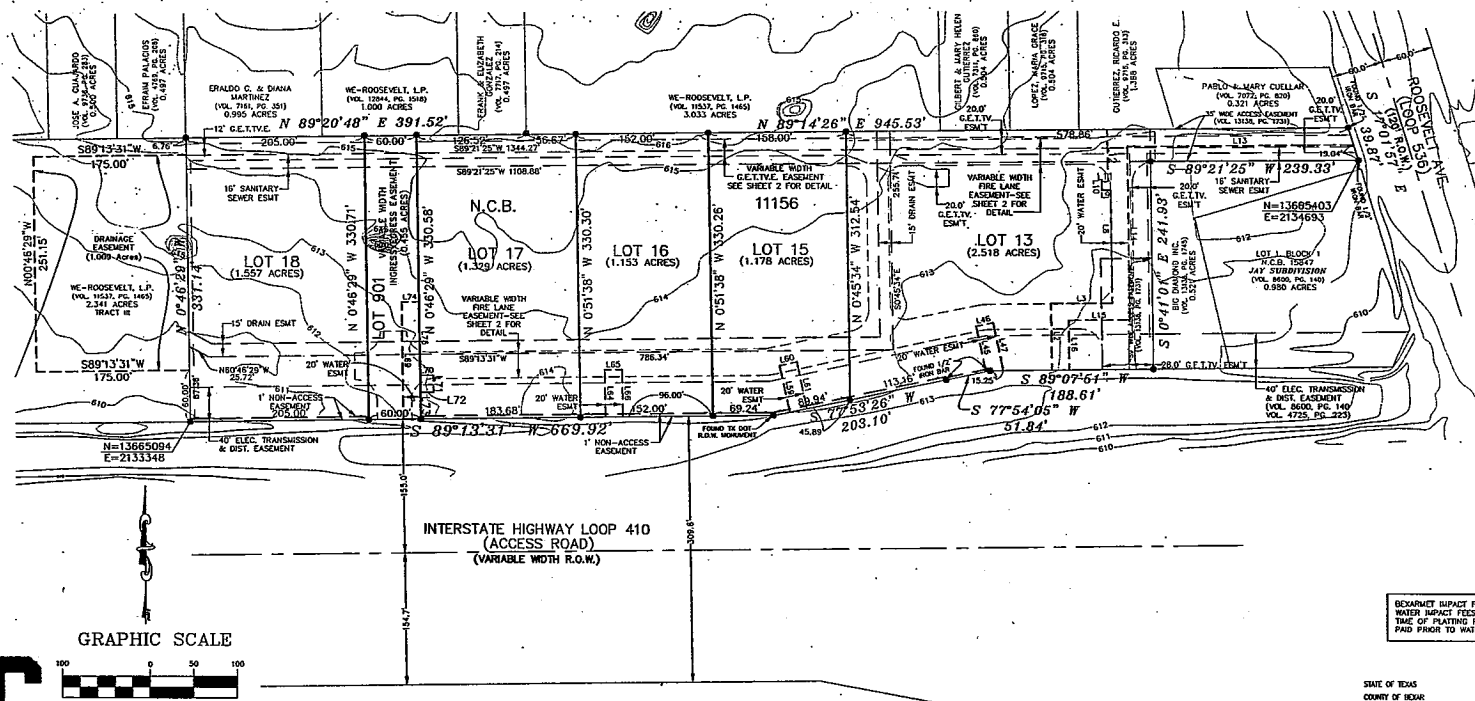
10) DIMENSIONS SHOWN ARE SURFACE. SCALE FACTOR USED IS 1,000,160,1204. THE ROTATION GRID TO PLAT IS 00°00'00"

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN

3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS ALONG LOOP 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 3,113.67'.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK POINT MUST BE APPROVED BY TDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TDOT.



S

100 0 50

(IN FEET)
1 inch = 100 ft.

SINCLAIR & ASSOC., INC.
3201 CHERRY RIDGE SUITE A101
SAN ANTONIO, TEXAS 78230
210-341-4518

JUNE, 2008
JOB NUMBER: S-200719282
SHEET 1 OF 2

PLAT ESTABLISHING
ESPADA NORTH-PHASE ONE

BEING 8.252 ACRES OF LAND ESTABLISHING LOTS 1 THROUGH 6
OUT OF THE DOMINGO BUSTILLO SURVEY NO. 31
ABSTRACT 44, NEW CITY BLOCK 11156
BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TEXAS

I, _____, COUNTY CLERK OF BOCAR COUNTY, DO
HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE, ON THE
____ DAY OF _____, A.D. _____ AT _____ M. AND DULY RECORDED THE
____ DAY OF _____, A.D. _____ AT _____ M. IN THE RECORDS OF DEED
AND PLAT OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____, _____,
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY

DEVELOPMENT SERVICE
RECEIVED
2009 MAY 12 PM 12:21

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 12 May 27, 2009

NAPA OAKS, UNIT 1 PUD
SUBDIVISION NAME

MAJOR PLAT

070690
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 447 B-3

OWNER: Napa Oaks, SA LTD, by James Japhet

ENGINEER: MBC, & Associates, Inc., by Robert A Lieseman, P. E.

CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: May 11, 2009

Location: East of I H 10 and south of Woodland Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 041-06 Arthur Tract was accepted on December 23, 2008.

PUD 09-001 Napa Oaks is being considered in conjunction with the plat

Proposed Use: Residential

Major Thoroughfare: I H 10 is a freeway.

APPLICANT'S PROPOSAL:

To plat **39.350** acres consisting of **99** single family lots, **5** non-single family lots, **705** linear feet of public streets and **5,410** linear feet of private streets.

DISCUSSION:

The Department of Development Services has cited: Section 35-506(d)(1) of the UDC regarding Interior Streets and Table 35-506-3 regarding K-Values; Section 35-506(d) Cross Section Standards and 35-506(n)(2) regarding Special Purpose Medians. The applicants engineer has submitted a request for Administrative Exceptions to the requirements. The Director of Development Services Department has granted the administrative exceptions as indicated in the attached report.

Lots 9 thru 14, Block 77, CB 4709, lie within the FEMA 100-Yr Floodplain as depicted on the FEMA Flood Insurance Rate Maps of Bexar County, Texas, Map No. 48029C0085 E, dated February 16, 1996. A study has been prepared by Macina, Bose and Copeland & Associates, Inc. and was approved by the City of San Antonio and Bexar County. Based on the Floodplain study, the above lots are not within the FEMA 100-Yr Floodplain. However, until the floodplain study and/or DFIRM has been approved by FEMA indicating no 100-Yr Floodplain encroachment on the above lots, elevation certificates for homes constructed on these lots shall be submitted to the City of San Antonio and Bexar County and the lot owner may be required to purchase flood insurance.

Camp Bullis Response:

This plat lies within the Camp Bullis 5 Mile Awareness Zone and has been reviewed by the City's Office of Military Affairs and the Camp Bullis Military Installation. The Garrison Commander has the following response. "Our concerns on compatibility with Camp Bullis will be addressed so long as the developer:

1. has appropriate documentation of a recent endangered species surveys (not older than 3 years) conducted by a professional biological consultant in accordance with U.S. Fish and Wildlife Services (USFWS) protocols showing no endangered species are present;
2. send the survey to USFWS Ecological Services Office in Austin; and
3. commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their projects."

Applicant Responses:

The developer acknowledge receiving the Case Managers email, and that they indicated that they will conform to the Military's request

Planning and Development Services Response:

The City and Camp Bullis have been working on a joint effort to coordinate the Napa Oaks Development. The project submitted is located within 5 miles of Camp Bullis and the City has communicated with the Camp Bullis installation regarding the proposed development. Based on Camp Bullis response letter:

1. The City can only recommend that the applicant coordinate with U.S. Fish and Wildlife by contacting Allison Arnold at (allison_arnold@fws.gov or 512-490-0057 ext. 242)
2. The City can only recommend that the applicant coordinate with Camp Bullis by contacting Jim Cannizzo at (James.cannizzo@us.army.mil or 295-9830)

3. The City is working to implement a Dark Sky ordinance. However, at the present time the City recommends that the applicant contact Andrew Winter with Bexar County at (awinter@bexar.org or 335-6487) to ensure that the applicant follows the Dark Sky ordinance adopted by the Bexar County.

At this time, the City is providing this information as a recommendation and will not place holds on the plats and plans associated with this recommendation

STAFF RECOMMENDATION:

Approval

DEVELOPER / OWNER
NAPA OAKS SA, LTD.
3619 PAESANOS PARKWAY #200
SAN ANTONIO, TEXAS 78231
TELEPHONE No. (210) 448-0800

DEVELOPMENT SERVICES
RECEIVED

2009 MAR 11 PM 1:57
OWNER:
NAPA OAKS, SA, LTD.
3619 PASEANO PARKWAY #200
SAN ANTONIO, TEXAS 78231
DOC. No. 20070090850


UNPLATTED

OWNER:
NAPA OAKS SA. LTD.
3619 PAESANOS PARKWAY #200
SAN ANTONIO, TEXAS 78231
DOC. No. 20070090850

N.G.S. STATION IS "MILLER PID AY0121".
BEARING AND DISTANCE BETWEEN HORIZONTAL
CONTROL POINTS IS N30°47'26"W 139.00'



SCALE: 1"=100'



0' 50' 100' 200'

BEARINGS ARE DERIVED FROM GPS
OBSERVATION BY M.B.C.. INC.
AS BEING N30°47'15"W BETWEEN
CONTROL POINTS A & A

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM ¹ .	EAST
ED ² .	EAST-OF-WAY
Bldg.	BUILDING
H.C.B.	NEW CITY BLOCK
SET	SET 1'4" FROM ROAD WHERE CAP
1"	1" ELECTRIC, GAS, TELEPHONE,
6"	6" GAS EASEMENT
1'	1' ELECTRIC, GAS, TELEPHONE,
6'	6' GAS EASEMENT
16'	16' CLEAR VISION LINE, INTERSECTION SIGHT
DISTANCE 156' FROM #1 TO SET 1' OF #1	
1"	1" ELECTRIC, GAS, TELEPHONE,
6"	6" GAS EASEMENT
1'	1' ELECTRIC, GAS, TELEPHONE,
6'	6' GAS EASEMENT
16'	16' ELECTRIC, GAS, TELEPHONE,
6'	6' GAS EASEMENT
1"	1" ELECTRIC, GAS, TELEPHONE,
6"	6" GAS EASEMENT




CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
19757-0780 TEL. No. (210) 545-112

BEARING & DISTANCE TABLE		
NO.	BEARING	DIST.
T34	N29°49'17"W	43.50
T35	N29°49'17"W	27.50
T36	S61°04'15"W	260.23
T37	N30°47'15"W	28.01
T38	N61°04'15"E	260.10
T42	S61°04'15"W	62.39
T43	S00°47'58"E	7.90
T44	N16°41'16"W	15.49
T45	S73°18'44"W	64.96
T46	N19°33'47"W	16.02
T47	N73°18'44"E	65.76
T48	S73°18'44"W	18.61
T49	N73°18'44"E	19.15

FOR CURVE DATA
& GENERAL NOTES
SEE SHEET 1 of 4

STATE OF TEXAS
COUNTY OF BECKAM
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ known to me to be the person whose
NAME IS SUBSIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY of May A.D. 2002

 **JESSE H. VALDEZ, JR.**
Notary Public, State of Texas
My Comm. Exp. 08-18-2012

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: JOE EDWARD NICOLE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
ROBERT A. LIESMAN
44131
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
★
JOE EDWARD HAGLE
4788
PROFESSIONAL
LAND SURVEYOR

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION AS PER CITY PLAT ATTACHED.

WASTEWATER EDU NOTE: THE AMOUNT OF WASTEWATER EQUIVALENT DOLLAR UNITS (EDU) PAID FOR THIS SUBDIVISION IS KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.*

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPERE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS. EXCEPT ON THIS PLAN, NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NOTES: FINISHED FLOOR ELEVATION OF EXISTING ADJACENT DRIVEWAY SHALL BE 100.00.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

[illegible]

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAY WAS ONLY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAY IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAY HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20__

THIS PLAN OF NAPA OAKS, UNIT-1, P.U.D. HAS
 SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO
 TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____, A.D. 20____
 BY _____ SECRETARY BY _____ CHAIRMAN

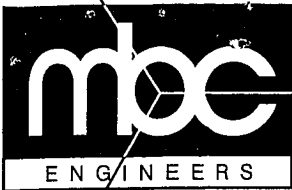
STATE OF TEXAS
COUNTY OF BEKAR

I, _____ COUNTY CLERK OF SAID COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____
DAY OF _____, A.D. 20 _____ AT _____ PM, AND I
RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____
IN THE RECORDS OF _____
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL, OF OFFICE,
THIS _____ DAY OF _____, A.D. 20 _____

COUNTY CLERK, BEKAR COUNTY, TEXAS

BY: _____ DEPUTY

SHE
2



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

March 24, 2009

Administrative Exception/Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

RECEIVED
09 MAR 24 PM 2:43
LAND DEVELOPMENT
SERVICES DIVISION

RE: Napa Oaks PUD, Unit 1
Plat Number 070690
UDC Code Section #506

Administrative Exception

Gentlemen:

This is a request for Administrative Exception to two provisions of the Subdivision Ordinance related to Street Design, and as specifically enumerated below.

- 1) Code Section 35-506(d)(1) "Interior Streets" and related Table 506-3 as same relate to the minimum vertical curve coefficient (k) values at points where vehicle velocity should be very low.
 - a) An allowance for minimal "K" value for curb line vertical curvature at "T" intersections controlled by stop signs.
Justification: vehicles are decelerating to a stop and then starting at "0" to travel through intersection. Normal "K" value for vehicles assumed to be traveling at 30 mph is inappropriate and unnecessary.
 - b) An allowance for minimal "K" value for curb line vertical curvature around the circular curb line of a cul-de-sac.
Justification: vehicles do not drive along the 48-ft. radius curb line of a cul-de-sac at 30 mph – if they can run along curb line at all due to parked vehicles.

- 2) Code Section 35-506(d) "Cross Section Standards" and Section 35-506(n) (2) "Special Purpose Medians" as same relate to TxDOT's stipulation that we may construct only one lane in and one lane out for Napa Landing Street at the I.H. 10 intersection.

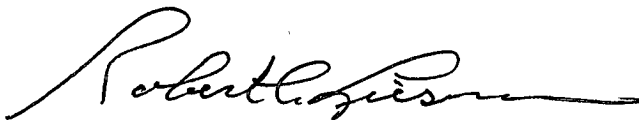
Justification: this was a demand by TxDOT that we did not want to comply with, but they have rejected appeals and alternatives that we presented. Hence, we must comply in order to obtain tie-in Permit.

Design of local streets in steep terrain such as Napa Oaks calls for exercise of practical flexibility for certain geometric design parameters (as described above) where public safety is not an appreciable issue. As stated in the AASHTO Design Manual, "Grades for local residential streets should be... consistent with surrounding terrain" and "Alignment in residential areas should closely fit with the existing topography to minimize the need for cuts or fills without sacrificing safety".

Under the circumstances, I see nothing contrary to the public interest in the granting of the above-described Exceptions. I believe that such allows a street design more harmonious with the natural terrain and enhancing the functionality of adjacent lots.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.



Robert A. Liesman, P.E.

RAL/lk

#19757-0780

cc: Mr. Robert Brach, P.E.
Bexar County Public Works

RECEIVED
09 MAR 24 PM 2:43
LAND DEVELOPMENT
SERVICES DIVISION

INFRASTRUCTURE SERVICES DEPARTMENT PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Napa Oaks PUD Subdivision
Address:	Near the intersection of Napa Landing at IH-10 Westbound Access Road Ferguson Map Grid 447/B-3
A/P #/PPR #/Plat#:	070690
AEVR #:	
AEVR Submittal Date:	03/24/2009
AEVR Submitted by:	Bob Liesman, P.E., Macina, Bose, Copeland and Associates, Inc.
Issue:	Vertical Curve Crest and Sag K-values
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (d)(1), Table 506-3, Maximum Grade and Minimum "K" Crest Curve
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Liesman's letter dated March 24, 2009. At issue are the minimum K-values in the table provided below in the Napa Oaks PUD Subdivision.

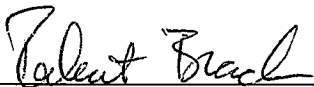
Street Name	PVI Station	Designed K-value	UDC K-value	Calculated K-value
Napa Landing	01+01	3.7	55 (Crest)	3
	22+30.19 (E)	5.03	30 (Crest)	3
Gelvani Grove	04+19.90 (D)	22.54	30 (Crest)	3
	04+19.90 (F)	6.31	30 (Crest)	3
	04+19.90 (H)	11.07	30 (Crest)	3
Carmel Valley	00+75 (Rt)	20.08	30 (Crest)	3
	03+75 (Rt)	31.93	35 (Sag)	14
	06+25 (Rt)	34.46	35 (Sag)	32
	06+25 (Lt)	33.21	35 (Sag)	43
	08+28.71 (C)	25.00	30 (Crest)	3
	08+28.71 (E)	5.04	30 (Crest)	3
Elkhorn Knoll	04+32.16 (D)	5.70	30 (Crest)	3

The Unified Development Code (UDC) – Article V, Section 35-506 (d)(1) and Table 506-3, requires a minimum K-value of 30 for a Local A residential street vertical crest curve and a minimum K-value of 35 for a Local A residential street vertical sag curve. In analyzing the roads for the proposed design layout, the flow of traffic and possible conflicts with intersections and driveways was taken into consideration of the effectiveness of the design. The request was evaluated in accordance with 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of UDC and the specific regulation from which the exception is requested?*** No. The K-values established in the UDC are based on the stopping sight distance down a 12% grade traveling at 30 MPH. Since these crest curves are located in Cul-de-Sacs and that an individual will be slowing down to either park or turn the vehicle around, we evaluated traffic traveling at 15 mph in order to make a turning movement. At 15 mph the minimum K-values calculate to 3 for the crest curves. The designed K-values exceed the minimum value per the K-value formula found in AASHTO. For the sag curves, where the driver's sight distance is limited to the range of the vehicle's headlights, street lights are being provided which will increase the sight distance.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on public health and safety?*** The street design incorporates features to accommodate for drainage as well as traffic safety.
3. ***Does the public interest underlying the proposed exception outweigh the public interest underlying the particular regulation for which an exception is granted?*** Yes. However, the public's interest is not in jeopardy with the granting of this exception. The proposed K-value will accommodate a design speed of 17 MPH. Due the location of the crest curves and the addition of street lighting within the sag curves, the proposed K-values are acceptable for the flow of traffic.
4. ***Does the exception comply with all other applicable standards of subsection 35-432(e)?*** Yes.

The proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMMENDATION: APPROVAL

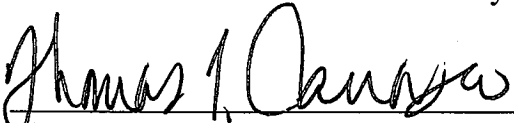


Robert Brach, P.E.
Development Services Manager
Bexar County

4/2/09

Date

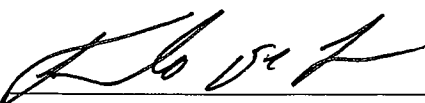
I have reviewed the AEVR Analysis and concur with the recommendation.



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

4/7/09

Date



Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

4/7/09

Date

**INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION**

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Napa Oaks Unit 1 PUD Subdivision
Address:	Near the intersection of Napa Landing at IH-10 Westbound Access Road Ferguson Map Grid 447/B-3
A/P #/PPR #/Plat #:	070690
AEVR #:	
AEVR Submittal Date:	03/24/2009
AEVR Submitted by:	Bob Liesman, P.E., Macina, Bose, Copeland and Associates, Inc.
Issue:	Two sixteen (16) foot lanes with a twelve (12) foot median.
Code Sections:	2007 Unified Development Code (UDC), Section 35-506(n)(2) – Medians – Special Purpose Medians.
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Liesman's letter dated March 24, 2009. At issue are the City of San Antonio's UDC and TxDOT pavement and median requirement on an entry road.

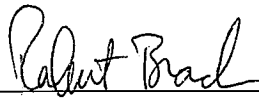
The Unified Development Code (UDC) – Article V, Section 35-506 (n)(2) requires a minimum of eighteen (18) feet pavement and fourteen (14) feet median widths. TxDOT is requiring sixteen (16) feet pavement with a twelve (12) feet median width. The request was evaluated in accordance with 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** No. In corroboration with COSA and TxDOT requirements the proposed changes of reducing two (2) feet on the pavement and divider width will not affect the functionality of the traffic or pavement system.
2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** Yes. Reducing the pavement width to sixteen (16) feet will not restrict turning movement or the path of travel for emergency service vehicles.

3. ***Does the public interest underlying the exception outweigh the public interest of the particular regulation?*** In this case, the benefit will be to the public accessing this subdivision from a TxDot facility. By closely adhering to TxDot regulations the pavement widths will be similar to what TxDot has seen to work as a safer and more consistent flow of traffic from residential subdivisions to TxDot roadways.
4. ***Does the proposed exception comply with all other applicable standards of 35-432(e)?***
Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

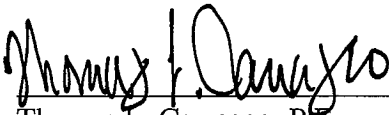


Robert Brach, P.E.
Development Services Engineer
Bexar County

3/26/09

Date

I have reviewed the AEVR Analysis and concur with the recommendation.



Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

4/1/09

Date



Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

4/6/09

Date



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
US ARMY INSTALLATION MANAGEMENT COMMAND
HEADQUARTERS, UNITED STATES ARMY GARRISON, FORT SAM HOUSTON
1206 STANLEY ROAD SUITE A
FORT SAM HOUSTON, TX 78234-5001

SEP 22 2008

Office of the Commander

T.C. Broadnax
Assistant City Manager and Interim Director
Planning and Community Development
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Robert Murdock, Brig. Gen. USAF (Ret.)
Director, Office of Military Affairs
City of San Antonio
PO Box 839966
San Antonio, Texas 78283-3966

Dear Mr. Broadnax and Mr. Murdock,

Thank you for the opportunity to respond to your staff's September 15, 2008 notification on Master Development Plan (MDP) 041-06, a 113 acre development (also referred to as the Arthur Tract MDP) near Old Fredericksburg Road and I-10 and less than 2 miles west of Camp Bullis. We provide the following comments.

All of the Arthur tract is within the Camp Bullis 3 mile light buffer zone. Continuing to place high density development within the 3 mile light buffer could also create many light issues for military training operations conducted on Camp Bullis if dark sky lighting is not used. Night-time lighting from new developments is already interfering with night vision goggle (NVG) training on Camp Bullis. Lighting causes a halo effect and can greatly reduce the effective distance for NVGs. Night training (land navigation, helicopters, etc) is done in many different areas of Camp Bullis.

Our concerns on compatibility with Camp Bullis will be addressed as long as the developer commits to incorporate dark sky lighting measures (such as the July 22nd, 2008 Bexar County light order or proposed City of San Antonio equivalent) into their project. My points of contact are Mr. Phil Reidinger at (210) 221-1099 or 336-0449 (cell) or Mr. Jim Cannizzo (210) 295-9830.

Sincerely,

Mary E. Garr
Colonel, US Army
Garrison Commander



CITY OF SAN ANTONIO
PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission Consent Agenda
FROM: Xavier Urrutia, Director, Parks and Recreation Department
COPIES TO: Sandy Jenkins, Park Projects Manager,
David Arciniega, Senior Planner, Parks and Recreation Department
SUBJECT: Land Acquisition Centex North & South Properties

DATE: May 4, 2009

PETITIONER: Parks and Recreation Department
Sandy Jenkins, Park Projects Manager
114 W. Commerce St, 10th floor
City of San Antonio

Parks staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on May 27, 2009.

BACKGROUND

Parks is requesting acceptance of potential donation of land to the Parks and Recreation Department. The land consists of 77 acres located east of Bulverde Road and north of Loop 1604 in Council District 10. The land is located over the Edwards Aquifer Recharge Zone. One of the parcels is directly behind the fire station on Bulverde Road, access can be gained through a portion of the fire station property. The land is adjacent and in close proximity to Bulverde Creek Elementary School.

This 77 acre land donation meets the goals outlined in the Northeast Subarea of the Parks System Strategic Plan. Specifically, the acquisition of additional park acreage to meet service goals in regards to neighborhood and community parks. Secure natural area acreage over the Edwards Aquifer Recharge Zone and develop into accessible nature parks. In addition, the Parks Board has recommending accepting this land donation on April 27, 2009.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Sandy Jenkins
Park Projects Manager
Park Project Services
Parks and Recreation Department
City of San Antonio

Possible Acquisitions Centex Properties

Parcel 3
750544

Parcel 4
750546

Parcel 5
750549

Parcel 6
750564

Parcel 7
750565

Parcel 8
750566

HARCOURT, INC.

Parcel 2
673586

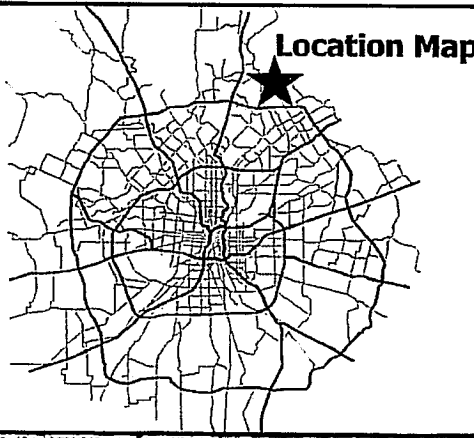
Parcel 1
673580

Bulverde Creek
Elementary
NEISD

N LOOP 1604 E

0 700 1,400 2,100 Feet

Location Map



**Possible Acquisitions
Centex North**

Parcel 3
2.11 Acres

Parcel 4
3.24 Acres

Parcel 5
5.32 Acres

Parcel 6
4.69 Acres

Parcel 7
4.43 Acres

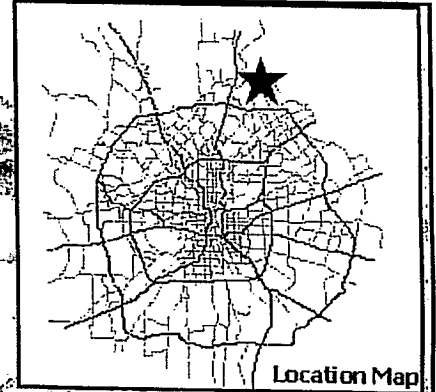
Parcel 8
30.45 Acres

**Bulverde Creek
Elementary**

Bulverde Rd



Possible Acquisitions Centex South



Parcel 2
23.00 Acres

Parcel 1
3.84 Acres

Potential Acquisition: Centex North/South

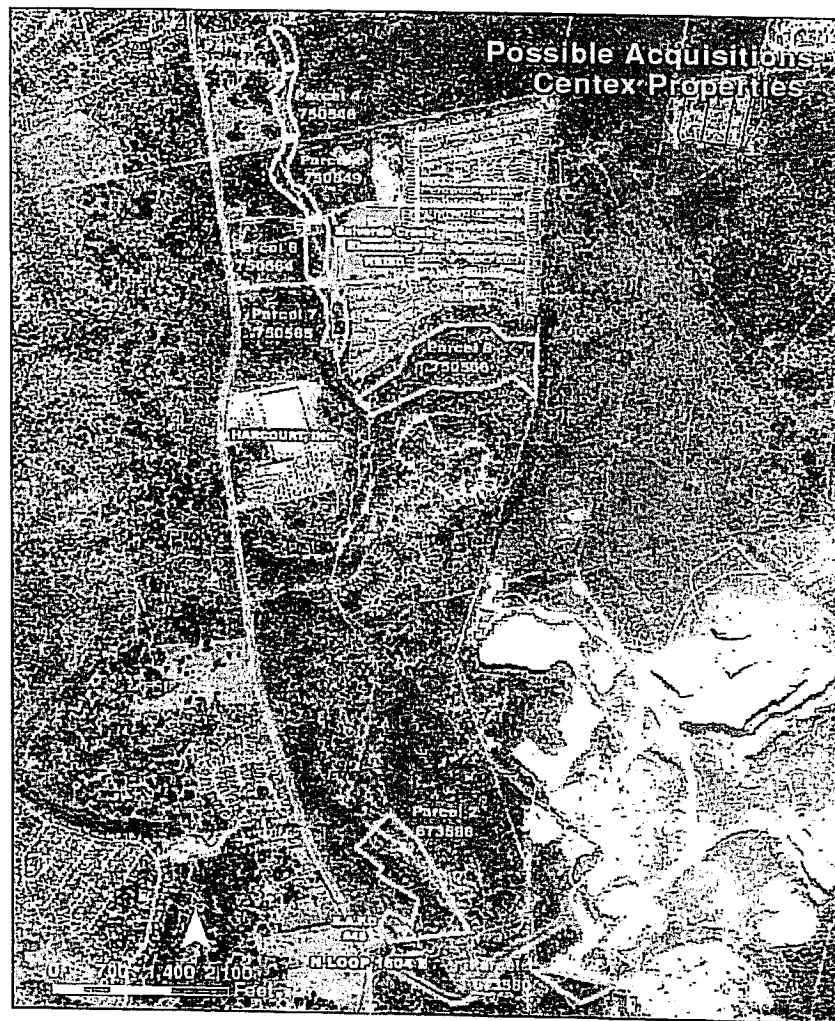
This potential donation of land to the Parks Department consists of 77 acres located East of Bulverde Road and North of Loop 1604 in Council District 10. This acquisition consists of a one mile series of linear parcels along a creek way, the majority of which is outside of the 100 year floodplain and a 30 acre parcel located approximately 750 feet southeast of the aforementioned linear parcels. In addition, it also includes two more parcels totaling 26 acres located approximately 1.5 miles south of the aforementioned 30 acre parcel.

Potential Acquisition:

Centex North/South

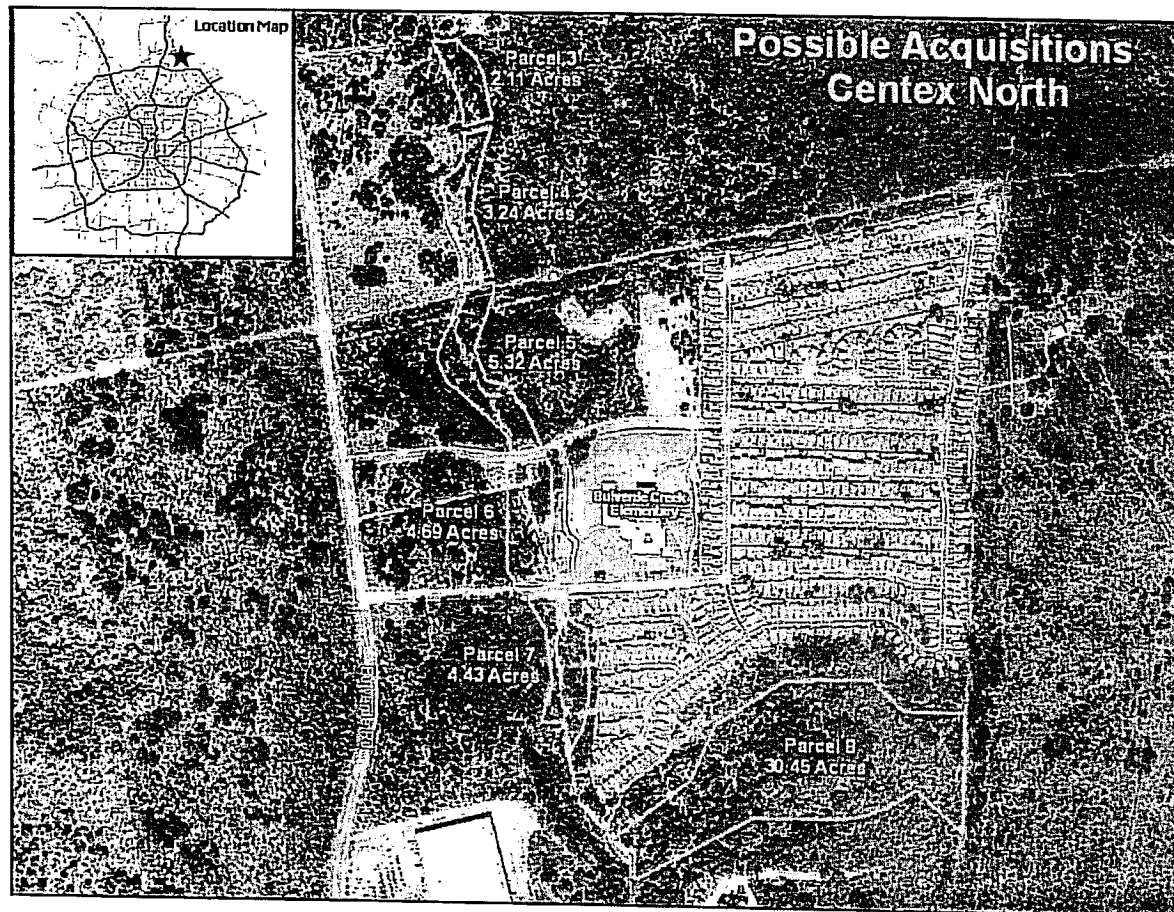
-
- ☐ **Park Projects staff recommends acceptance of this land donation of 77 acres and forwarding this item to Planning Commission and City Council for Approval.**
 - ☐ **Property located entirely over Edwards Aquifer Recharge Zone.**
 - ☐ **Property located east of Bulverde Road and north of Loop 1604 in Council District 10.**
 - ☐ **The Woodview at Bulverde Creek Subdivision abuts the property in numerous places, allowing substantial pedestrian access**
 - ☐ **Property is adjacent and in close proximity to Bulverde Creek Elementary School**
 - ☐ **Property allows adequate space for park facilities such as trails, picnic areas, etc.**
 - ☐ **Majority of the property is outside of the 100 year floodplain**
 - ☐ **30.45 acre tract to the southeast contains numerous large live oaks.**
 - ☐ **23 acre tract and 3.84 acre tract to the far south consists of two land-locked parcels, both of which were the site of former quarrying.**
 - ☐ **This donation would meet goals outlined in the Northeast Subarea of the Parks System Plan including the following:**
 - ☐ **Acquisition of additional park acreage to meet service goals, especially in regards to neighborhood and community parks.**
 - ☐ **Secure natural area acreage over the Edwards Aquifer Recharge Zone and develop into accessible nature parks.**

Potential Acquisition: Centex North/South



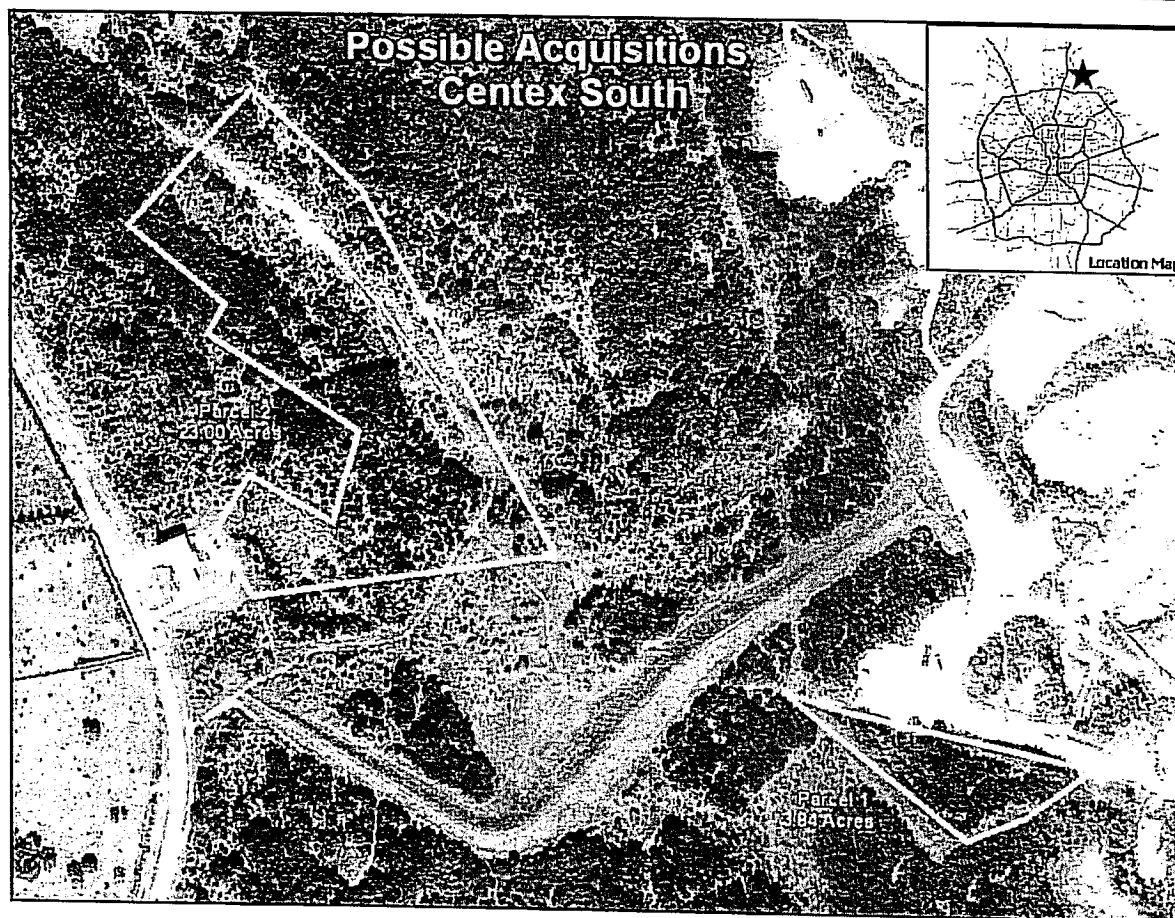
Possible acquisition of 77 acres located East of Bulverde Road

Potential Acquisition: Centex North



Possible acquisition of 50.27 acres located East of Bulverde Road

Potential Acquisition: Centex South



Possible acquisition of 26.8 acres located East of Bulverde Road

Potential Acquisition: Centex North



Potential Acquisition: Centex North



Potential Acquisition: Centex South



Potential Acquisition: Centex South



Potential Acquisition: Centex North/South

Item 14

For Consent Agenda

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission

FROM: Xavier Urrutia, Interim Director of Parks and Recreation

COPIES: File

SUBJECT: Land Acquisition for Leon Creek Greenway

DATE: May 11, 2009

The Parks and Recreation Department is requesting approval to acquire real property along Leon Creek for the Linear Creekway Park Development Program. The following list of properties corresponds to the numbered site maps:

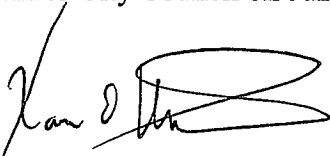
LEON CREEK

- 1) i) A 50-foot wide easement just south of 1604 and west of I-10, in District 8 (.11 acres); ii) 1.409 acres at the intersection of 1604 and the former Old Fredericksburg Road, located in District 8; iii) A 50-foot wide easement (3.038 acres); iv) .668 acres; v) a 50-foot wide easement (.669 acres); vi) 1.521 acre acquisition; vii) A variable .756 acre easement.
- 2) Approximately 3.51 acres located south of Grissom Rd., located in District 6.
- 3) 3.01 acres located on the north side of Prue Road in District 8.
- 4) 1.72 acres located on the north side of Grissom Road in District 7.

The proposed acquisitions are necessary for the implementation of the Proposition 3 and Proposition 2 Parks Development and Expansion Venue Projects approved by voters in May 6, 2000 and May 7, 2005, respectively. These acquisitions consist primarily of flood plain property.

The acquisition of these properties is consistent with policy adopted by the City Council for the acquisition of properties along Leon Creek as funded by sales tax initiatives and the Parks and Recreation Strategic System Plan. These acquisitions are also consistent with Natural Resource and Urban Design Goals of the San Antonio Master Plan Policies to "Preserve the unique, rare and significant features of San Antonio's natural environment" and to "Develop and maintain a diversified and balanced citywide system of parks and open space".

Pending a recommendation by Planning Commission, staff is scheduled to present this item to City Council on June 18th, 2009.

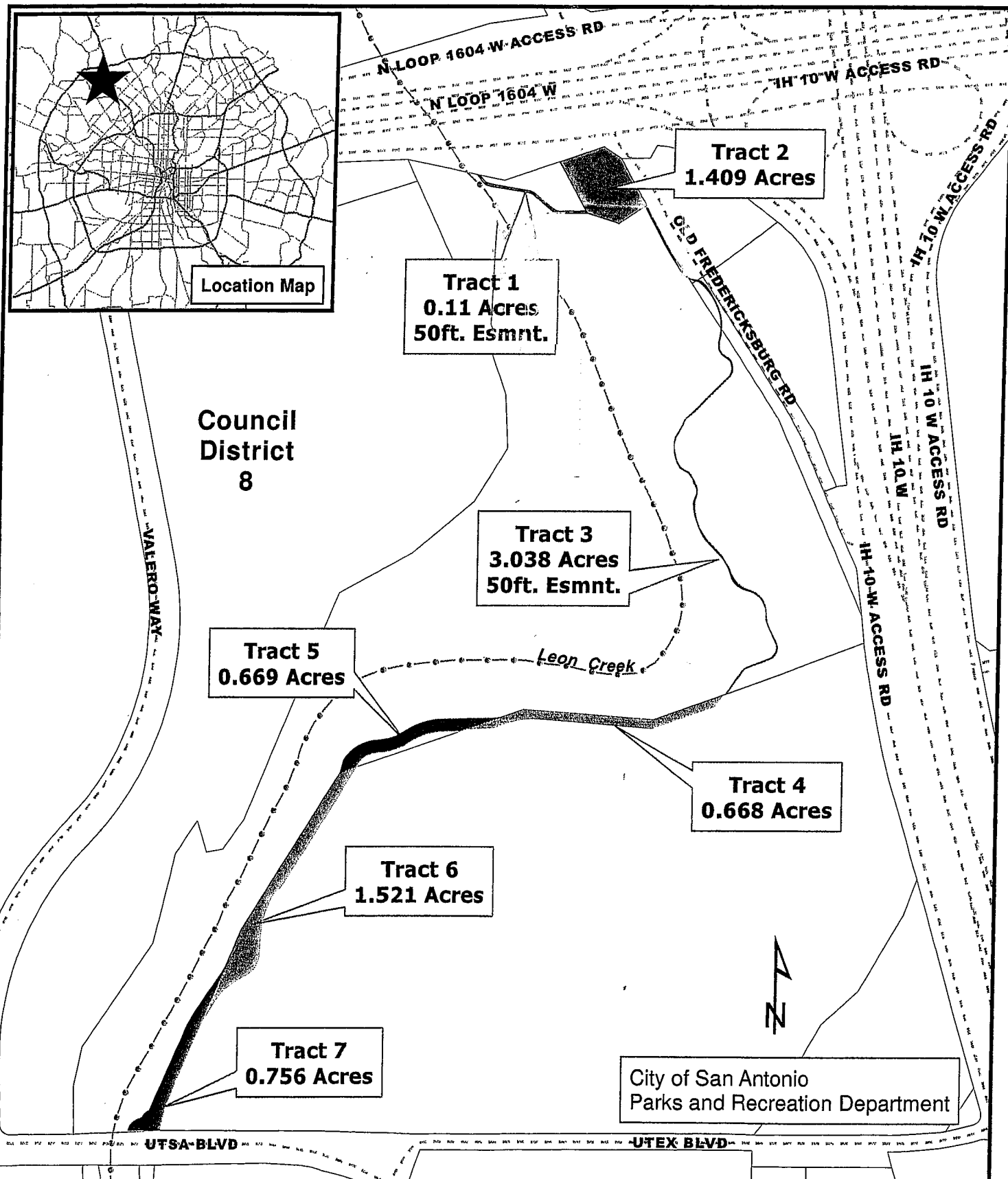
A handwritten signature in black ink, appearing to read 'Xavier Urrutia', with a large, stylized flourish at the end.

Xavier Urrutia

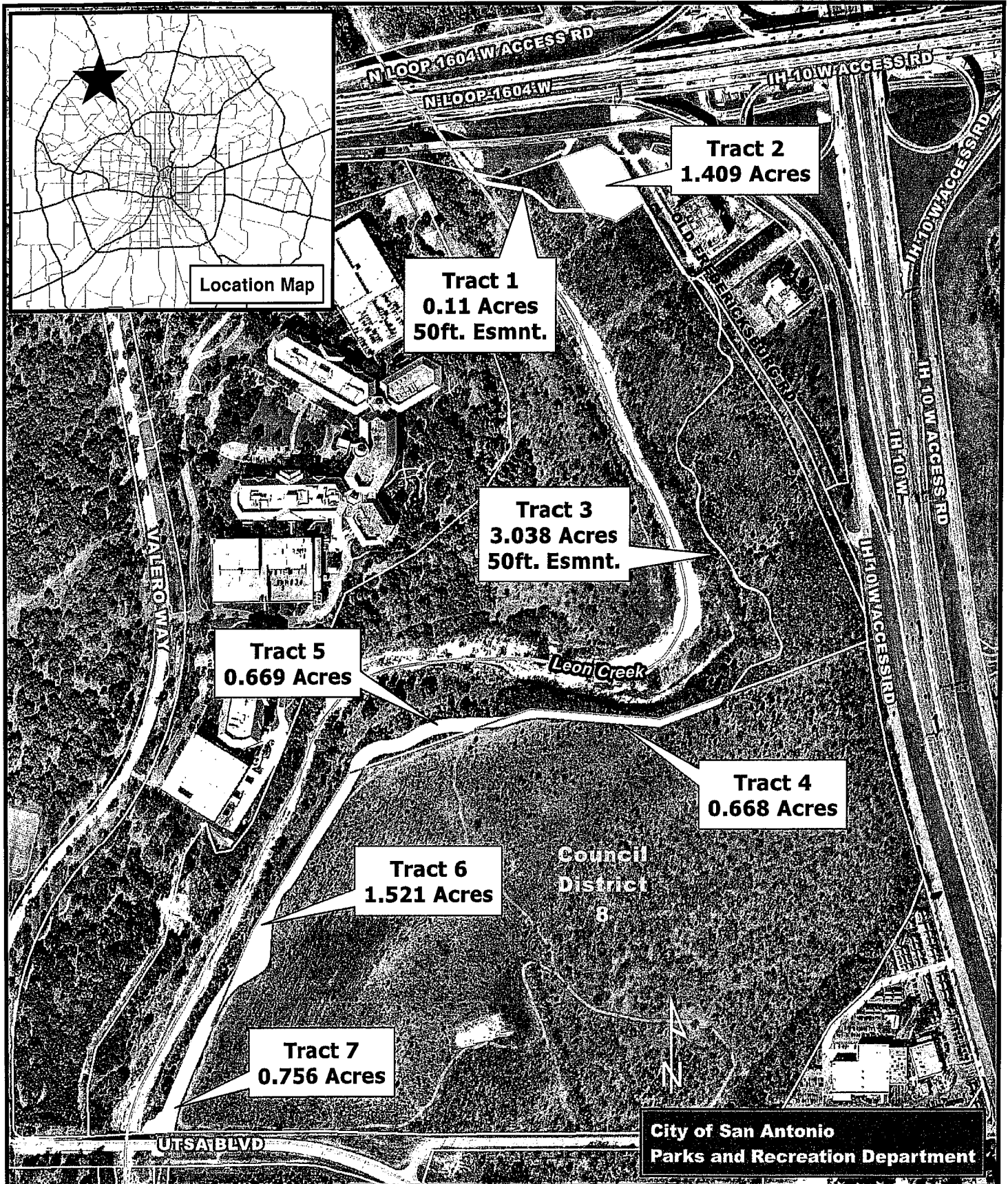
~~Director~~ Director

Parks and Recreation Department

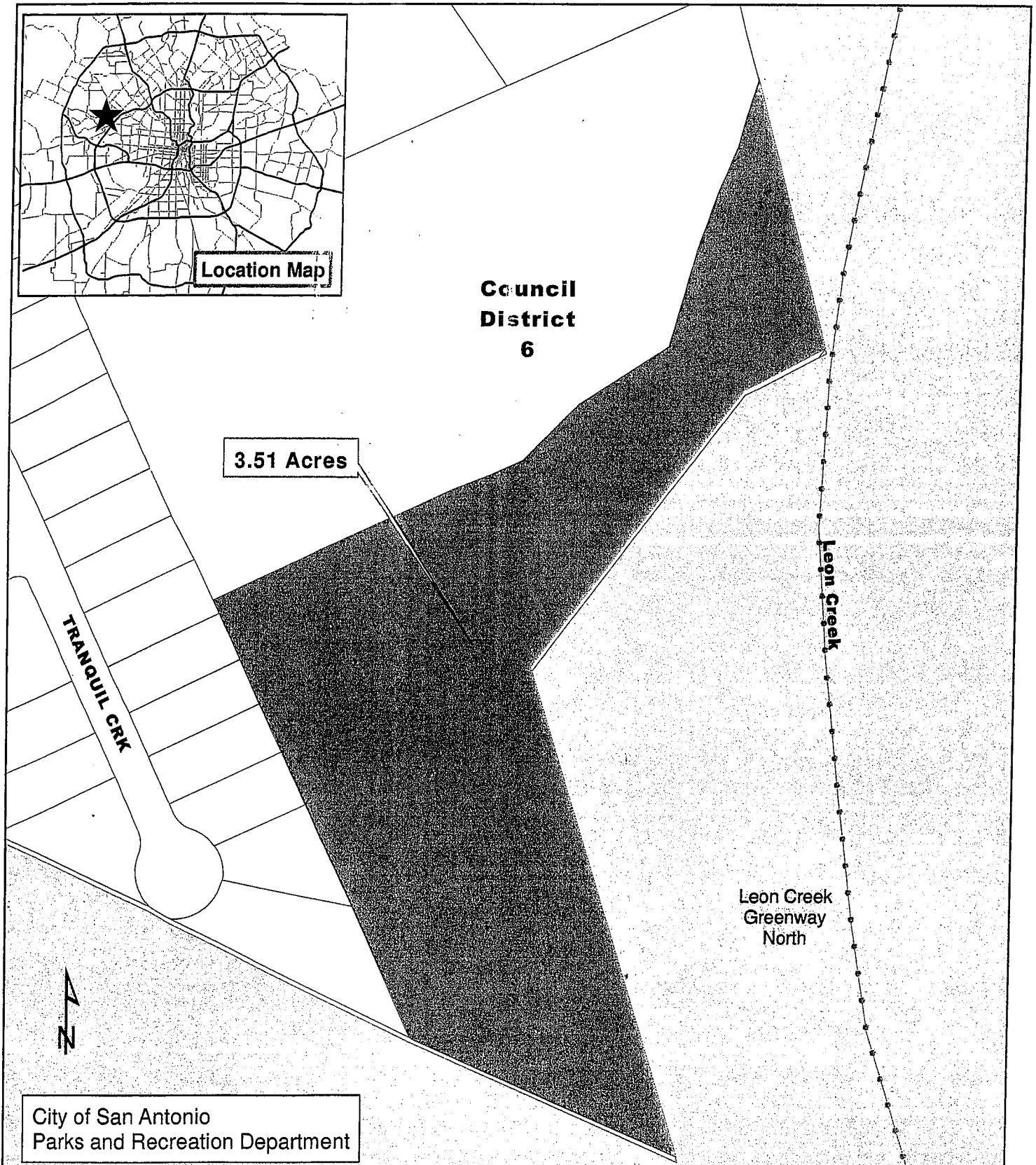
8.171 acres in District 8



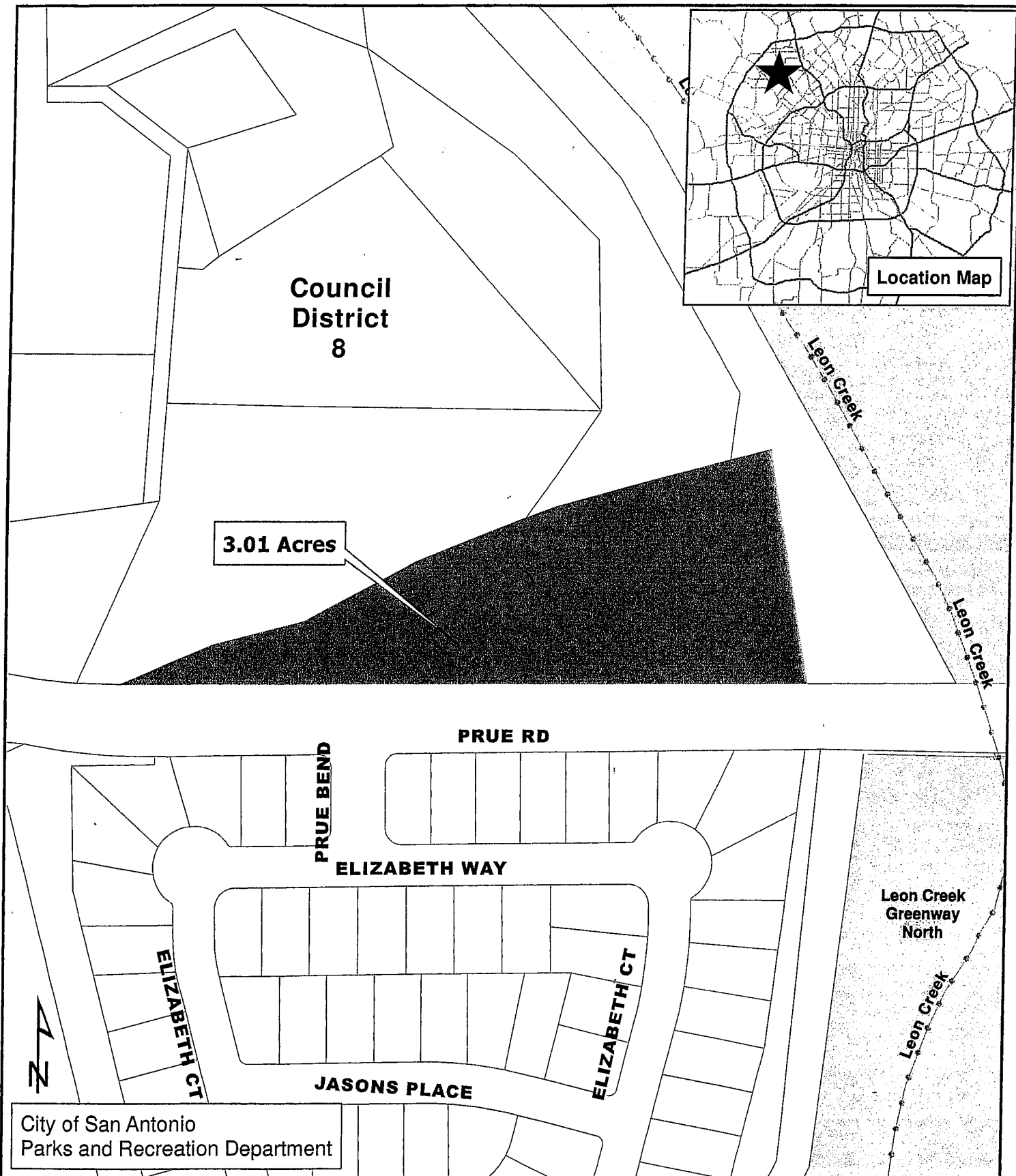
Site Map 1
Proposed Land Acquisitions for Linear Creekway Parks
8.171 acres in District 8



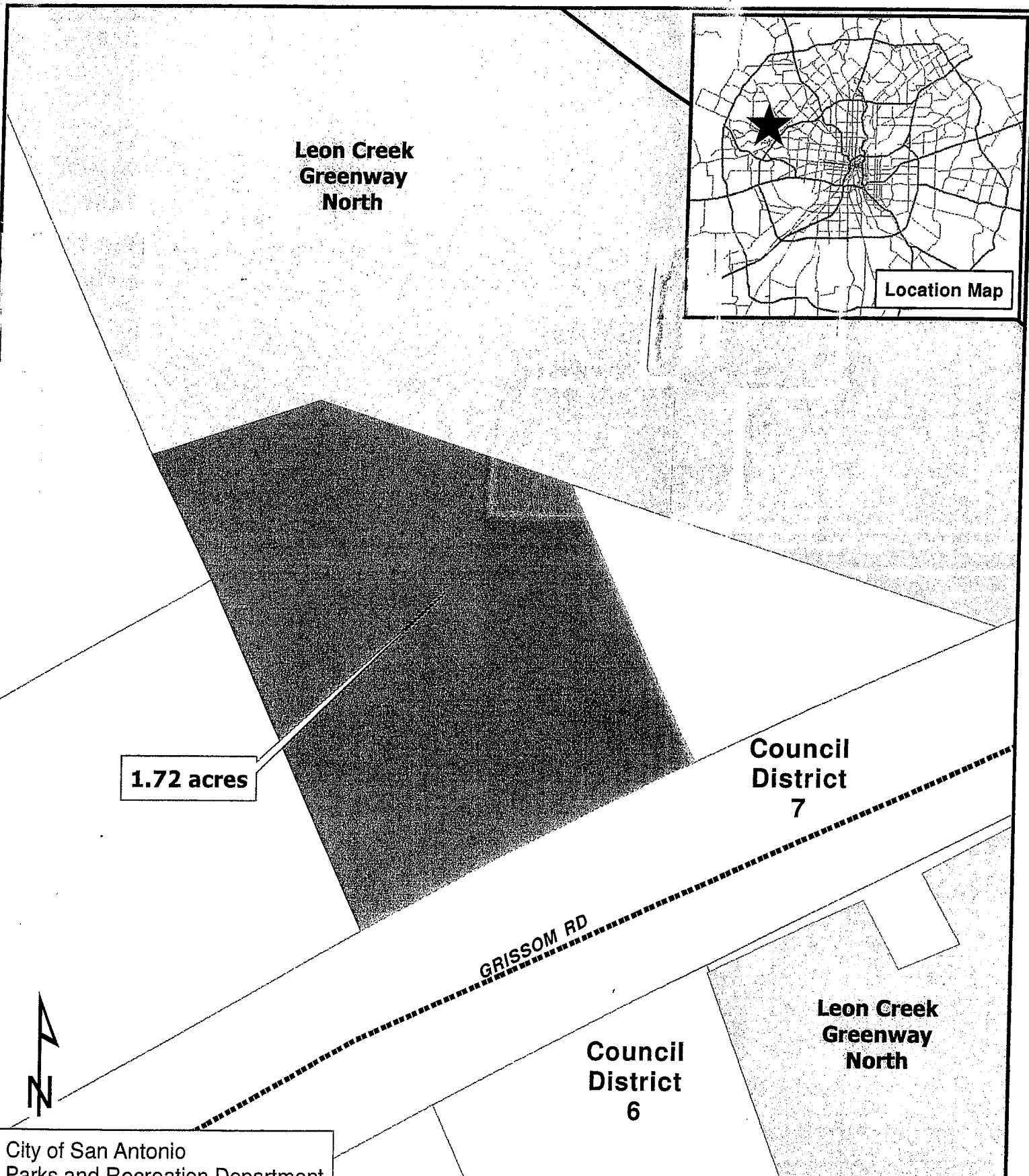
Site Map 2
Proposed Land Acquisitions for Linear Creekway Parks
3.51 acres in District 6



Site Map 3
Proposed Land Acquisitions for Linear Creekway Parks
3.01 acres in District 8



Site Map 4
Proposed Land Acquisitions for Linear Creek way Parks
1.72 acres in District 7



**PLANNING COMMISSION
RESCIND PLAT APPROVAL**

AGENDA ITEM NO: 15 May 27, 2009

ALAMO RANCH

UNIT 29A, ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

070225
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Hanna / Magee L.P. #1, by Jay Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

CASE MANAGER: Richard Carrizales (207-8050)

Location: Southwest of the intersection of Chambers Cove and Cottonwood Way

APPLICANT'S PROPOSAL:

Applicant is requesting that the Planning Commission rescind the January 23, 2008 plat approval.

DISCUSSION:

Due to the reconfiguration of the lot layout (decrease in number of lots from **70** to **42** of this subdivision), this plat is being replaced by 090032, Alamo Ranch Unit 29A-1, Enclave. The new plat follows this item on the agenda.

STAFF RECOMMENDATION:

Approval



NOT-TO-SCALE
FERGUSON MAP GRID #57707

100 0 50 100

1 INCH = 100 FT.

COUNTY BOOK		D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- 210 -	EXISTING 10' CONTOURS	D.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- 411 -	EXISTING 2' CONTOURS	D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- 421 -	100 YEAR FLOODPLAIN	R.O.W. RIGHT OF WAY
- 422 -	PROPOSED 5' CONTOURS	

[illegible]

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) (CORS 1996). FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTHWEST RIGHT-OF-WAY LINE OF CHAMBERS COVE RECORDED IN VOLUME 9575, PAGES 119-120 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A BUYER, AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DEFINED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: HANNA/HANCE, L.P. #1
C/O: JAY HANNA
1011 N. LAHAR
AUSTIN, TX 78703

COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
RAY HAMMA, KNOWN TO ME TO BE THE PERSON WHOSE
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO
ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS
THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF December
A.D. 2007.

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shawna D. Weaver
LICENSED PROFESSIONAL ENGINEER

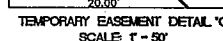
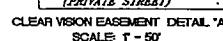
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAUL LAWSON ENGINEERS, INC.

[Signature]

RESTORED PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°39'19"E
C2	33.73'	21.25'	21.60'	90°56'57"	30.30'	S88°10'51"E
C3	169.13'	50.00'	406.04'	194°02'25"	99.25'	S87°42'22"E
C4	40.86'	375.00'	20.45'	06°14'37"	40.84'	S44°01'18"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N87°42'22"W
C6	13.62'	15.00'	7.32'	52°01'12"	13.16'	N16°41'46"W
C7	169.13'	50.00'	406.04'	194°02'25"	99.25'	S87°42'22"E
C8	13.62'	15.00'	7.32'	52°01'12"	13.16'	S71°17'02"W
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	S87°42'22"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N02°17'38"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	N87°42'22"W
C12	23.36'	15.00'	14.80'	89°13'07"	21.07'	N02°41'43"W
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'	S16°41'46"W
C14	13.62'	15.00'	7.32'	52°01'12"	13.16'	N21°17'02"E
C15	39.27'	25.00'	25.00'	90°00'00"	35.36'	S87°44'22"W
C16	56.84'	50.00'	31.23'	63°59'08"	52.98'	N27°16'00"W
C17	56.71'	50.00'	31.14'	63°50'07"	52.87'	N88°49'23"W
C18	57.79'	50.00'	32.61'	66°15'10"	54.62'	N23°47'24"E
C19	48.91'	50.00'	28.61'	56°02'45"	46.98'	N35°53'23"E
C20	48.88'	50.00'	28.46'	55°46'47"	46.78'	N85°48'09"E
C21	46.41'	50.00'	23.18'	06°14'37"	39.32'	S42°09'13"E
C22	46.31'	425.00'	23.16'	06°18'20"	46.29'	S44°10'19"W
C23	24.71'	50.00'	12.61'	28°18'49"	24.46'	S04°50'34"E
C24	6.63'	50.00'	3.32'	7°35'35"	6.62'	N00°55'47"W
C25	3.67'	15.00'	1.84'	14°00'35"	3.66'	N40°17'20"E
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S02°17'38"W
C27	9.95'	15.00'	5.17'	38°00'38"	9.77'	N14°16'44"E
C28	12.65'	15.00'	6.73'	42°30'31"	12.28'	S17°44'35"W
C29	18.06'	225.00'	8.03'	04°35'54"	18.05'	S45°00'19"E
C30	15.00'	15.00'	9.20'	57°18'30"	14.39'	S75°56'53"E



ALAMO RANCH UNIT 29A ENCLAVE

THIS PLAT OF ALAMO RANCH UNIT 29A, ENCLAVE HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF
SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 10 DAY OF APRIL, A.D. 2008

BY: _____
SECRETARY

[illegible][illegible]

WASTE WATER FLY MOU:
THE NUMBER OF EQUIVALENT INHABITING UNITS (EDU'S) PAID FOR THIS SUBSTATION FLY MOU IS ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FLY PAYMENT FEE:
THE OWNER HAS INTENDED ALL IMPACT FEES. ALL APPLICABLE IMPACT SERVICE FEES MUST BE PAID PRIOR TO WASTE WATER SET AND/OR WASTEWATER SERVICE CONNECTION.

CLEAR VISION RIGHT-OF-WAY:
CLEAR VISION RIGHT-OF-WAY MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HEDGER THAN THREE FEET TALL AND LOWER THAN THE TOP OF THE VISION SIGNAGE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION FOR OFFICIALS (AASHTO) PUBLISHED CODE. CODING: DESIGN OF HIGHWAYS AND STREETS, OR LATEST REGIONAL HODGE. DRIVEWAYS SHALL COMPLY WITH CLEARANCE AS PER UDC 35-06.06 (4)(5).

SETBACKS:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER ON NEAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

NOTE:
THIS SUBSTATION IS SUBJECT TO A MASTER TRAIL PERMIT (PAT # 1021262) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNER WITH THE MASTER TRAIL PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO AIRPORT. NO TREES OR UNDERGROUNDS SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY AIRPORTS OFFICE.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____, 19____.

ATTESTED

COUNTY JUDGE, BOARD COUNTY TREASURER

COLUMBIA UNIVERSITY

STATE OF TEXAS

I, _____, COUNTY CLERK OF BIXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE
_____ DAY OF _____ A.D. _____ AT _____ M., AND DULY RECORDED
THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND
PLAT RECORDS OF BIXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
_____ DAY OF _____ A.D. _____ COUNTY CLERK, BIXAR COUNTY, TEXAS :

By: _____, DEPUTY

JOB NO. 5629-88

**PLANNING COMMISSION
SUBDIVISION**

AGENDA ITEM NO: 16 May 27, 2009

ALAMO RANCH

UNIT 29A-1, ENCLAVE

MAJOR PLAT

090032

SUBDIVISION NAME

PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits

FERGUSON MAP GRID: 577 D-5

OWNER: Hanna / Magee L.P. #1, by Jay Hanna

ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver, P.E.

CASE MANAGER: Richard Carrizales (207-8050)

Date filed with Planning Commission: May 11, 2009

Location: Southwest of the intersection of Chambers Cove and Cottonwood Way

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 808-A, Alamo Ranch was accepted on October 5, 2005.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.56** acres consisting of **42** single family lots, **3** non-single family lot and **2,458** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

MAPSCO MAP: 577 GRID: D7

- ① 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9575, PGS. 119-120 D.P.R.)
- ② 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (VOL. 9575, PGS. 119-120 D.P.R.)
- ③ 10' GAS, ELECTRIC, TELEPHONE, AND CABLE EASEMENT
- ④ 25' SANITARY SEWER AND DRAINAGE EASEMENT
- ⑤ 5' GAS, ELECTRIC, TELEPHONE, AND CABLE EASEMENT
- ⑥ 14' GAS, ELECTRIC, TELEPHONE, AND CABLE EASEMENT
- ⑦ ENTIRE TEMPORARY 50' WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 ACRE)
- ⑧ 10' SETBACK LINE
- ⑨ 20' SETBACK LINE
- ⑩ CLEAR VISION EASEMENT - SEE DETAIL "A".
- ⑪ CLEAR VISION EASEMENT - SEE DETAIL "B".

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA
HANNA/HAGEE L.P.
1011 N. LAMAR
AUSTIN, TX 78703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF April A.D. 2021

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Sharon L. Wilson
LAWRENCE BOOKS - JOURNAL - EXHIBIT

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DANSON ENGINEERS, INC.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

D.R. DEED RECORDS OF
BEXAR COUNTY, TEXAS
D.P.R. OFFICIAL PUBLIC RECORDS OF
BEXAR COUNTY, TEXAS
D.R. DEED AND PLAT RECORDS OF
BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.B. COUNTY BLOCK
N.C.B. NEW CITY BLOCK
F.I.R. FOUND 1/2" IRON ROD
---1140--- EXISTING 10' CONTOURS
---1140--- PROPOSED 5' CONTOURS

SUBDIVISION PLAT
OF
NCH UNIT 29A-1, ENCLAVE

A 15.56 ACRE TRACT OF LAND OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MAGEE L.P. #1 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 357, ABSTRACT 744, COUNTY BLOCK 4401 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 29A-1, ENCLAVE HAS BEEN
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS,
AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20____

BY _____

BY _____ SECRETARY

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.378.9000
FAX: 210.378.0010
TEXAS BOARD OF PROFESSIONAL ENGINEERING, P.M. REGISTRATION # 420



**PAPE-DAWSON
ENGINEERS**

NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DANSON" UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORRS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORDS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SCALE: 1"=100'

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0'', '100'', '200'', and '300'' at regular intervals.

[illegible][illegible]

WASTE WATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER. ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF
PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET
AND/OR WASTEWATER SERVICE CONNECTION.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS. OR LATEST REVISION THEREOF.

SETBACK NOTE: THE SETBACKS IMPOSED ON THE PLAY ARE AT THE DISCRETION OF THE DEVELOPER OR D COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH
REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE
PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR
UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY
ARBORIST'S OFFICE.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____ 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

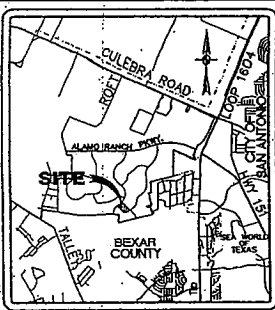
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____
DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED
THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND
PLAT-RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON
PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF
OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP: 577 GRID: D7

KEY NOTES

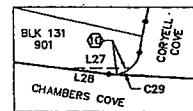
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3. 10' GAS, ELECTRIC, TELEPHONE, AND CATV EASEMENT
4. 25' SANITARY SEWER AND DRAINAGE EASEMENT
5. 5' GAS, ELECTRIC, TELEPHONE, AND CATV EASEMENT
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7. ENTIRE TEMPORARY 50' WATER, SANITARY SEWER, AND DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED PRIVATE STREET (0.023 ACRE)
8. 10' SETBACK LINE
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10. CLEAR VISION EASEMENT - SEE DETAIL "A"
11. CLEAR VISION EASEMENT - SEE DETAIL "B"

LEGEND

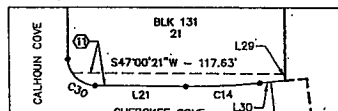
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O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
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R.O.W. RIGHT OF WAY
C.B. COUNTY BLOCK
N.C.B. NEW CITY BLOCK
F.I.R. FOUND 1/2" IRON ROD
- - - - - EXISTING 10' CONTOURS
- - - - - PROPOSED 5' CONTOURS

LINE	LENGTH	BEARING
L1	5.00'	N46°20'41"E
L2	35.38'	S01°18'25"W
L3	42.74'	S26°30'38"W
L4	77.92'	S46°20'41"W
L5	85.73'	S37°15'59"W
L6	107.65'	S41°54'50"W
L7	130.66'	N42°42'22"E
L8	111.69'	S36°44'39"W
L9	56.24'	S46°03'26"W
L10	51.76'	S63°13'20"W
L11	51.76'	S80°44'04"W
L12	51.76'	N81°45'12"W
L13	51.76'	N64°14'28"W
L14	52.20'	N46°39'12"W
L15	111.35'	N30°03'28"W
L16	12.11'	S41°03'01"W
L17	50.00'	N48°56'59"W
L18	20.00'	N41°03'01"E
L19	142.56'	N43°39'19"W
L20	6.18'	N41°03'01"E
L21	50.24'	S47°17'38"W
L22	6.18'	S41°03'01"W
L23	50.00'	N48°56'59"W
L24	2.66'	S26°30'38"W
L25	25.00'	N43°39'19"W
L26	20.00'	N41°03'01"W
L27	37.79'	N34°15'55"E
L28	26.25'	S41°54'50"W
L29	3.74'	N42°42'22"E
L30	14.06'	N41°03'01"E
L31	40.97'	S26°30'38"W

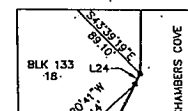
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C3	13.62'	15.00'	7.32'	S20°11'12"	13.16'	N21°17'02"E
C4	169.33'	50.00'	406.04'	194°02'25"	99.25'	S87°42'22"E
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C6	33.73'	21.25'	21.60'	90°56'57"	30.30'	S88°10'51"E
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C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	N87°42'22"E
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C15	39.27'	25.00'	25.00'	90°00'00"	35.36'	S87°42'22"E
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C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N02°17'38"E
C19	71.33'	50.00'	43.26'	81°44'04"	65.43'	S31°31'12"E
C20	91.38'	50.00'	64.82'	104°42'46"	79.18'	N05°13'24"E
C21	6.63'	50.00'	3.32'	07°35'35"	6.62'	N00°55'47"W
C22	8.61'	225.00'	4.31'	02°11'36"	8.61'	S43°48'10"E
C23	8.45'	225.00'	4.72'	02°24'19"	8.44'	S46°06'07"E
C24	62.79'	50.00'	36.30'	71°57'21"	58.75'	S31°15'06"W
C25	74.75'	50.00'	46.35'	85°39'36"	67.98'	N69°56'25"W
C26	31.79'	50.00'	16.45'	36°25'28"	31.25'	N08°53'53"W
C27	8.18'	21.25'	4.14'	22°03'31"	8.13'	N53°44'08"W
C28	25.55'	21.25'	14.57'	68°53'26"	24.04'	S80°47'45"W
C29	12.66'	15.00'	6.73'	49°20'31"	12.28'	S17°44'35"W
C30	15.00'	15.00'	8.20'	57°18'30"	14.39'	N75°56'53"E



DETAIL "A"
CLEAR VISION EASEMENT - SCALE: 1:50



DETAIL "B"
CLEAR VISION EASEMENT - SCALE: 1:50



DETAIL "C"
SCALE: 1:20

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY CERTIFIES THAT THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF HIS KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

OWNER/DEVELOPER: JAY HANNA
HANNA/MAGEE L.P., #1
101 N. LAHAR
AUSTIN, TX 78703

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY HANNA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14 DAY OF April, A.D. 2009.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 29A-1, ENCLAVE

A 15.56 ACRE TRACT OF LAND OUT OF A 63.42 ACRE TRACT OF LAND CONVEYED TO HANNA/MAGEE L.P., #1 AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11859, PAGES 914-944 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 29A-1, ENCLAVE, SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF April, A.D. 2009.

PAPE-DAWSON
ENGINEERS
555 EAST RANNEY | SAN ANTONIO, TEXAS 78211 | PHONE: 210.375.8000
FAX: 210.375.8010
TEXAS BOARD OF PROFESSIONAL ENGINEERS (PE) REGISTRATION # 410

BY: CHAIRMAN
BY: SECRETARY

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH UNIT 29A-1, ENCLAVE FOR ANY PURPOSE AT ANY TIME, WITHOUT LIMITATION, AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL OPEN SPACES, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 29A-1, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO LOT 101, C.B. 4400, LOT 101 AND JOSS ROAD 133, AND LOT 101 BLOCK 131.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR OPEN SPACES SHALL BE DEEMED TO BE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE DUES, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, DRAINAGE AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT, AND LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SANITARY SEWER SYSTEM SHALL RUN ALONG AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
7. LOT 100, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, DRAINAGE AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND ROUTES-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "AND/OR SERVICE EASEMENT", "OVERLAP EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ELECTRIC POLES, HANDING OR SURGING WIRES, CABLES, CONDUITS, PERMITS OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND BOTH-OF-WAY AREAS AND THE RIGHT TO BEING FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCES OR MAY INTERFERE WITH THE EFFICIENT OF SAID LINES OR APPURTENANCES THAT WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION CHANGES SHALL BE CHARGED TO THE PERSON OR PERSONS WHOSE PROPERTY IS RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AVOID, LIFT, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. A CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. THE PLAT DOES NOT AVOID, LIFT, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
6. A CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE UNDERGROUND ELECTRIC AND GAS FACILITIES.
7. THE PLAT DOES NOT AVOID, LIFT, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
8. THE PLAT DOES NOT AVOID, LIFT, RELIEVE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTE WATER FEE NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DATE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CLEAR VISION EASEMENT:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LONGER THAN TWENTY FEET ABOVE THE PAYMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) PRACTICE ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SETBACK NOTES:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEX COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (MAP 1185924) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

CERTIFICATE OF APPROVAL:
THE UNDERSIGNED COUNTY CLERK OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, 14 DAY OF April, 2009.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14 DAY OF April, A.D. 2009, AT 11:34 AM, AND ONLY RECORDED ON THE 14 DAY OF April, A.D. 2009, AT 11:34 AM, IN THE DEEDS AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 11859, PAGE 914-944, IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 14 DAY OF April, A.D. 2009.

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEPUTY

PLANNING COMMISSION
CERTIFICATE OF DETERMINATION APPEAL
AGENDA ITEM NO: 17 May 27, 2009

455 STONEWALL
SUBDIVISION NAME

09-IV-003
PROJECT #

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 650 C-4
OWNER/AGENT: Pedro A. Cisneros
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: May 11, 2009

Location: On the north side of Stone Wall Avenue, west of Pleasanton Road

Services Available: SAWS Water and Sewer and CPS Energy

Zoning: R-6 Residential Single-Family

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replace a pre-existing residential structure and to waive the subdivision plat approval process.

DISCUSSION:

The applicant stated that a Certificate of Determination was denied because the property was not platted. The property was previously platted as Lot 7, NCB 7896 in the Melrose Gardens Addition, recorded in Volume 105, Page 235 in the deed and plat records of Bexar County Texas. The property was further subdivided by metes and bounds to create two (2) half (1/2) lots, which, per Section 35-430 of the UDC requires the applicant to submit a replat.

STAFF RECOMMENDATION:

Staff recommends **disapproval** of the request for a building permit for this partial lot for the following reasons:

- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430(c) 1 through 14.
- The applicant indicates that they have met provision 9 of 35-430(c), which allows for the replacement of a pre-existing, single family unit. It is noted that the

introduction to that portion of the UDC states that "The Development Services Department may issue building permits, and public utility companies may issue provide utility service, on any **unplatted parcel** otherwise subject to this section...."

- There is evidence of recent replatting activity in the immediate area including the adjacent lot.
- The surrounding properties that are not platted according to the current UDC, will have to comply with the regulations when building permits are requested.
- Staff recognizes the applicant's distressing circumstances; however it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area.

APPEAL

DATE 5/8/09

FROM; PEDRO A CISNEROS

TO; LAND DEVELOPMENT

RE; 455 STONEWALL AVE

NCB 7896 THE WEST 55.76 OF LOT 7 MELROSE GRADENS

1.-ON 05/07/2009 A CERTIFICATE OF DETERMINATION FOR THE PROPERTY ON 455 STONEWALL WAS DENIED BECAUSE WAS NOT PLATTED.

2.-SECTION 35.430 (C)(9) STATES;
REPLACEMENT OF A PRE-EXISTING SINGLE-FAMILY DWELLING UNIT OR RELATED ACCESSORY STRUCTURE SHALL NOT REQUIRE A SUBDIVISION PLAT.

3.-THE LOT IS ALREADY ZONED
THE LOT IS IDENTIFIED ON THE GIS DIVISION
THE LOT HAS AN ACCOUNT NUMBER WITH THE APPRAISAL DISTRICT
THE LOT HAS AN ADDRESS
THE LOT HAS WATER AND SEWER LINES
THE LOT HAS SIDEWALK, CURB AND PAVEMENT
THE LOT HAS FENCE ON LOTS ADJACENT TO IT

4.-THE LOT WAS CREATED WHEN LOT 7 NCB 7896 WAS DIVIDED ON OR BEFORE 1925 AND A HOUSE WAS BUILT AROUND 1925

5.-THE LOTS 1 THRU 14 NCB 7896 RECORDED ON 1909 ON VOL 105 PAGE 235, NOW BETWEEN THE STREETS OF COLE AND PLEASANTON AND FLANDERS AND STONEWALL, WERE DIVIDED THRU THE YEARS ON 50 LOTS ONLY 18 ARE PLATTED AND 32 ARE NOT PLATTED ACCORDING TO THE CURRENT REGULATIONS OR THE WAY THE REGULATIONS ARE APPLIED.

6.-ATTACHED
COPY OF DEED WITH DENIAL
COPY OF SKETCH OF THE HOUSE ON 2000 OF THE APPRAISAL DISTRICT
COPY OF PLAT OF 1909
MAP SHOWING 49 LOTS CLOSE TO 455 STONEWALL
AERIAL VIEW OF THE PRE-EXISTING HOUSE

7.- THE GRANTING OF THE CERTIFICATE WILL BE BENEFICIAL TO;
THE CITY SINCE A NEW HOUSE WILL BRING MORE TAXES
THE UTILITES AS THE ACCOUNTS WILL REOPEN
THE PUBLIC AS AN EMPTY LOT WILL BE NO MORE

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

SCANNED

DEED



STATE OF TEXAS §
 §
COUNTY OF BEXAR §



WHEREAS a Motion was presented to the Commissioners Court of Bexar County, Texas on April 8, 2008 to offer the property described below for sale pursuant to Section §34.05 of the Texas Tax Code (Vernon 1992); and

WHEREAS on April 8, 2008 the Motion was duly seconded and approved; and

WHEREAS on the 6th day of May, 2008 the property described below was sold to Pedro A. Cisneros at public sale held pursuant to Section § 34.05 of the Texas Tax Code; and

WHEREAS Pedro A. Cisneros has tendered the amount of \$7,000.00 to the Sheriff of Bexar County in consideration for said property, and the amount so tendered was accepted.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the COUNTY OF BEXAR, Grantor acting by and through the Sheriff of Bexar County pursuant to Section § 34.05 of the Texas Tax Code, for and in consideration of the sum of \$7,000.00 and other good and valuable consideration, receipt of which is hereby acknowledged, has BARGAINED, SOLD, CONVEYED and QUITCLAIMED and by these presents does BARGAIN, SELL, CONVEY, and QUITCLAIM unto Grantee, Pedro A. Cisneros, all of Grantor's right, title, and interest in and to the following described real property situated in Bexar County, Texas:

THE WEST 55.76 FEET OF LOT 7 MELROSE GARDENS SITUATED IN NEW CITY BLOCK 07896 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AS SHOWN IN VOLUME 09028 PAGE 0457 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. (Tax Account No.: 078960000073)

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in the below described tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.



The right, title and interest hereby conveyed and transferred to Grantee was acquired by Bexar County, State of Texas, as purchaser at the tax foreclosure sale of the above-described property, held on August 7, 2007 pursuant to Judgment and Order of Sale issued in Suit No. 2003-TA1-00061 rendered by the Judicial District Court of Bexar County, Texas, on behalf of all taxing entities who were parties to said suit and judgment, pursuant to Section § 34.01, of the Texas Tax Code.

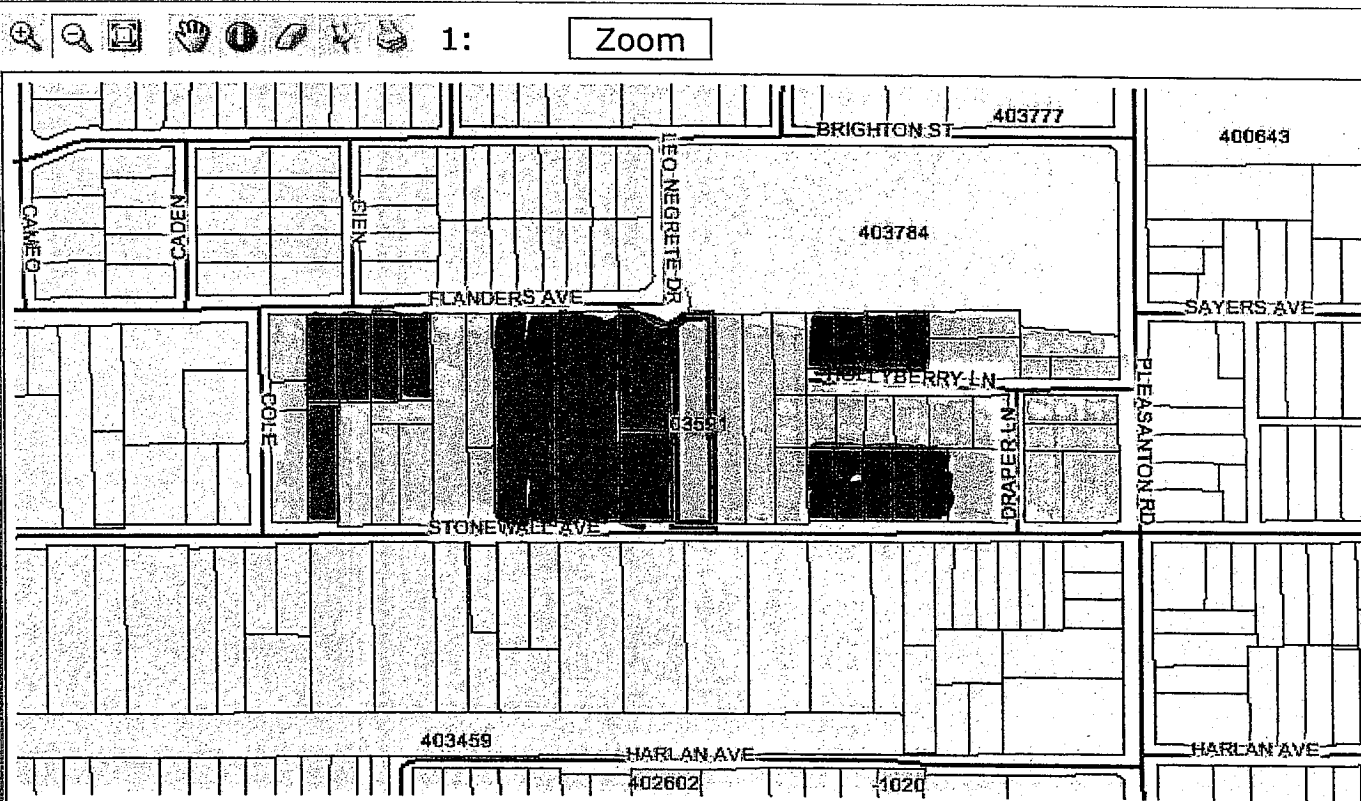
This conveyance is made expressly subject to any unexpired right of redemption, if any, as provided in Section §34.21 of the Texas Tax Code, or other applicable statutes.

This conveyance is made and accepted subject to any and all encumbrances, conditions, restrictions

Bexar CAD

Property Search Results > Property ID 403591 CISNEROS PEDRO A for Year 2009

Property Details	
Account	
Property ID:	403591
Geo. ID:	07896-000-0073
Type:	Real
Legal Description:	NCB 7896 BLK LOT W 55.76 FT OF 7
Location	
Address:	455 STONEWALL AVE
Neighborhood:	HARLANDALE NW
Mapsco:	650C4
Jurisdictions:	06, 08, 09, 10, 11, 21, 53, CAD
Owner	
Name:	CISNEROS PEDRO A
Address:	338 FUTURE DR SAN ANTONIO, TX 78213-3418
Property	
Appraised Value:	\$14,090
 Map Layers	
 Radius Search	



Map navigation tools: 1: Zoom

Website version: 1.2.2.2

Database last updated on: 5/3/2009 8:50 PM

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Notice

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PLATTED

UNPLATTED ACCORDING TO CURRENT
REGULATIONS

MELROSE GARDENS.

VOL 105 235

ACRE ADDITION TO CITY OF SAN ANTONIO, BEXAR CO. TEX.

Surveyed June 1-2-1909 by R. V. Smith

7400
104

44	43	42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25	24	23
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25

REFERENCE TO
VOL. 9515
PG. 163

ITEM 5 REFERENCE



LOT THAT WAS SUBDIVIDED ON 1925
OR BEFORE

22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25

MISSION
RIDGE.

Scale 700 feet = 1 inch

I hereby certify that this is a true and correct plat of Melrose Gardens
as surveyed by me on June 1st and 2nd, 1909.
R. V. Smith.

By the undersigned, donate and dedicate the Street 30 ft. wide and running
through Melrose Gardens the entire length for public use.
J. L. Loytle
Lewis Holland.

Filed for Record Nov. 15, 1909
Recorded Nov. 27, 1909
Frank A. Norton, County Clerk
San Antonio, Tex.

State of Texas, Subscribed and sworn
to before me, H. O.
Ketchum, a Notary Public, on and for
the County of Bexar, by R. V. Smith, this
1st day of Oct., 1909.
H. O. Ketchum
Notary Public, Bexar Co. Tex.

State of Texas, Subscribed and sworn
to before me, H. O.
Ketchum, a Notary Public, on and
for Bexar Co. Texas, by J. L. Loytle
& Lewis Holland, this 1st day of
October, 1909.
H. O. Ketchum
Notary Public, Bexar Co. Texas

ACRES: 4900

APPR VAL METHOD: Cost

ASSESSED VALUE		-	36,250
EXEMPTIONS			

SKETCH COMMANDS

LA U34,R1,U10,R22,D10,R1,D17,R4,D12,L14,D5
L14
OP MR14,U5,R14,D7,L14,U2

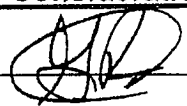
SALE DT	PRICE	GRANTOR	DEED INFO
06/10/2008	*****	BEXAR COUNTY	Deed / 13595 / 067
08/20/2007	*****	HASTINGS MILDRED	SD / 13094 / 0978
09/09/1990	*****		Deed / 9028 / 0457

IMPROVEMENT FEATURES	
Construction Style	OL
Exterior Wall	WS
Roof Covering	AS
Foundation	PI
Full Bath	1
1/2 Bath	0
Fireplace	0
Heating	FF
Cooling	N
Number of Bedrooms	3
Number of Rooms	5

SUBD: S07896		100.00%		NBHD:95308		100.00%		LAND INFORMATION				IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0			
# DESCRIPTION		CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE			
1. R/1 Family not Farm				C1	Y (100%)		0.4900 AC	45.00				F	12,000	NO							
													12,000								

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission Individual Consideration

FROM: George Rodriguez, Assistant Director, Real Estate Section 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1408—Request to close, vacate and abandon portions of Maryland, Dakota and Nevada Streets Public Rights of Way located between Wyoming St. and Martin L. King Dr. adjacent to NCBs 1484 and 1504

DATE: May 11, 2009

PETITIONER: Alamo Community College District
c/o Bain Medina Bain, Inc.
Attn: Carl Bain, P. E.
7073 San Pedro Ave.
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on May 27, 2009.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of portions of Maryland, Dakota and Nevada Streets Public Rights of Way located between Wyoming St. and Martin L. King Dr. adjacent to NCBs 1484 and 1504 as shown on attached Exhibit "A." The Alamo Community College District (ACCD) owns all of the abutting properties including the adjacent portion of Mittman Street, which was vacated and abandoned in 1991; however, it was left accessible to vehicular traffic. ACCD now plans to develop this portion of Mittman St. as a walkway. Closure of Maryland, Dakota and Nevada Streets would facilitate development and transition of Mittman St. from an avenue for vehicular traffic to one of solely for pedestrian traffic. Further, closure of these rights of way would avert traffic dead-ending into the new walkway.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

RESOLUTION # _____

A RESOLUTION SUPPORTING THE CLOSURE OF MARYLAND, DAKOTA AND NEVADA STREETS RUNNING EAST AND WEST ADJACENT TO NCB'S 1484 AND 1504, COUNCIL DISTRICT 2, AS REQUESTED BY THE ALAMO COMMUNITY COLLEGE DISTRICT.

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, the Alamo Community College District filed an application requesting closure of Maryland, Dakota and Nevada Streets running east and west adjacent to NCB's 1484 and 1504, as identified in Exhibit A; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of the Alley.

SIGNED this 27th day of May, 2009.

CECILIA G. GARCIA, Chair

Attest:

Executive Secretary
San Antonio Planning Commission

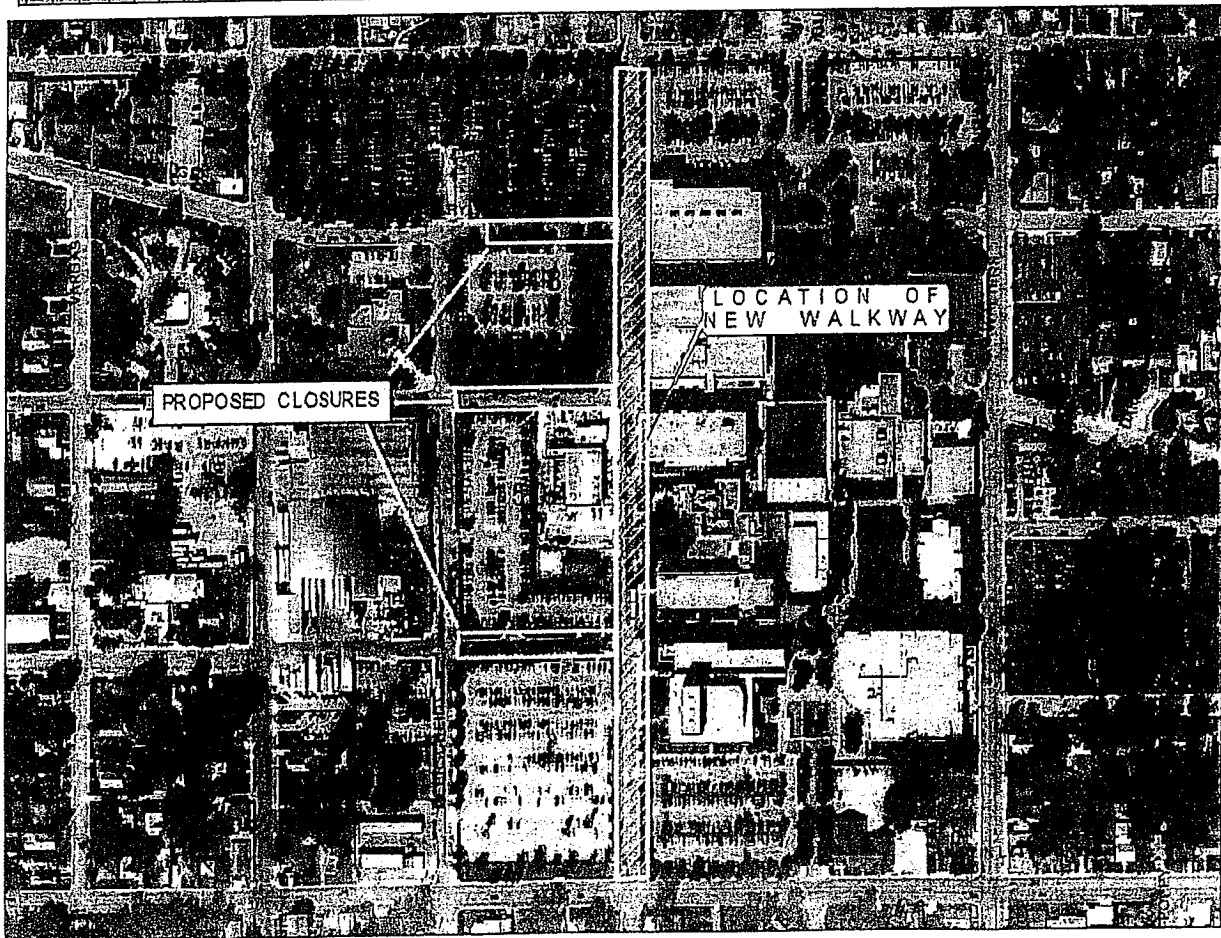
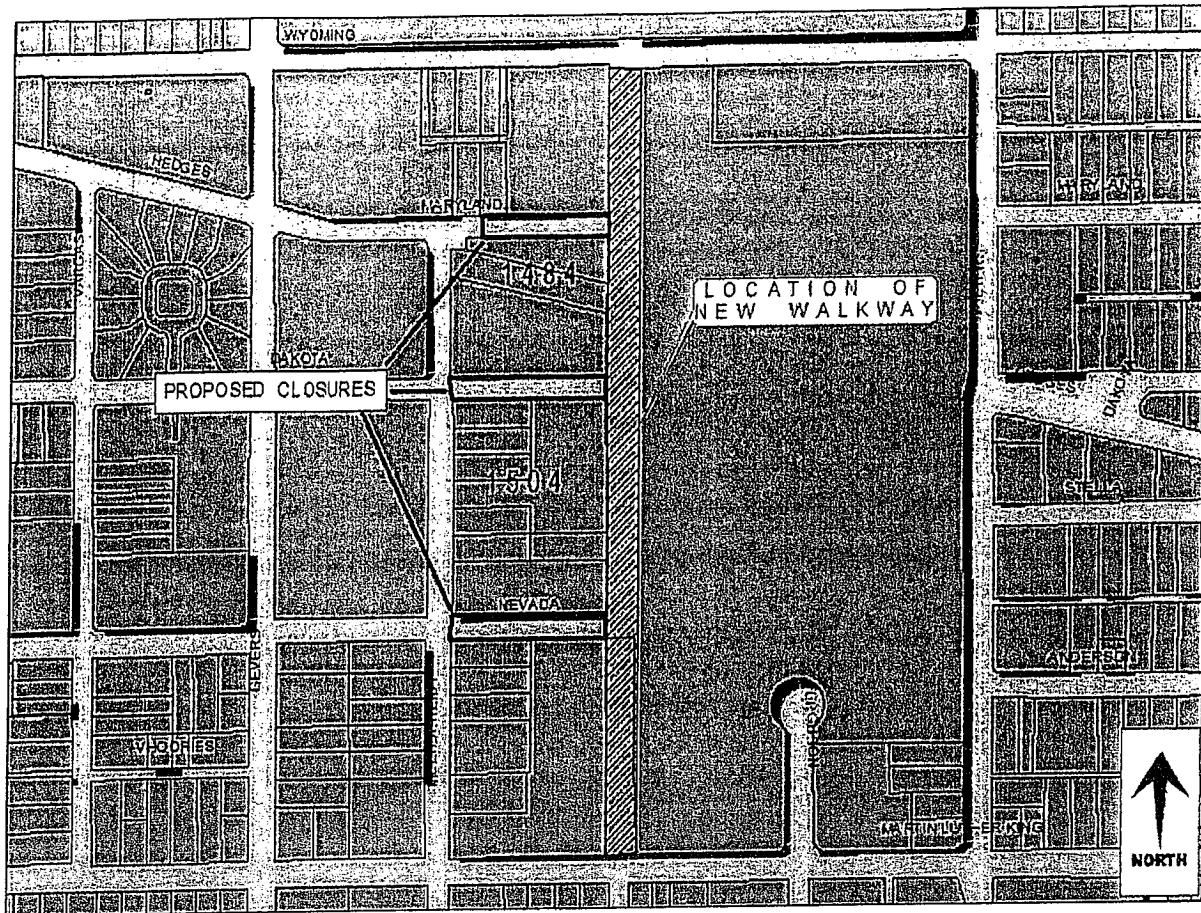


Exhibit "A"



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

114 W. COMMERCE ST., 2ND FL.

P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

March 23, 2009

Alamo Community College District
c/o Bain Medina Bain Engineers
Attn: Ruben Renteria
7073 San Pedro Ave.
San Antonio, TX 78216

Re: S. P. No. 1408—Request to close, vacate and abandon portions of Maryland, Dakota and Nevada Streets Public Rights of Way located between Wyoming Street and Martin L. King Dr. adjacent to NCBs 1484 and 1504

Dear Mr. Renteria:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

PUBLIC WORKS DEPARTMENT

Approved provided drainage easements are retained.

POLICE DEPARTMENT

Approved provided access easements are provided for emergency vehicles.

FIRE DEPARTMENT

Approved provided access easements are provided for emergency vehicles, and that all existing fire hydrants remain in place and accessible.

CITY PUBLIC SERVICE BOARD

Petitioner must agree to reserve a perpetual easement for all existing electric and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Board and at the sole expense of the petitioner. Further, no permanent structures are to be built over any gas facilities within the reserved perpetual easements.

SAN ANTONIO WATER SYSTEM

Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

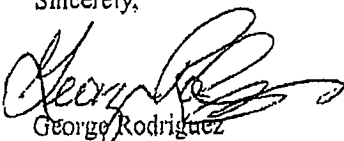
- The closure, vacation and abandonment of these Public Rights of Way will be authorized by a City Ordinance.

- Petitioner asserts that all evidence of ownership of property abutting the Public Rights of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that these properties will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Rights of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- *Petitioner agrees to remit a closure fee of \$69,246.00, which includes the assessed value of \$69,000.00 for the Public Rights of Way, \$216.00 for posting of signs and \$30.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner less the fee for the signs.*

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the closure fee, please have appropriate authority countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the address shown in the letterhead. *Upon receipt of this executed Letter of Agreement, and the closure fee we will continue processing your request.*

Sincerely,



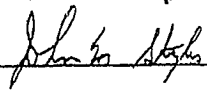
George Rodriguez
Assistant Director
Real Estate Section

CERTIFIED MAIL 7002 2030 0005 8524 4976

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Alamo Community College District

By 
John W. Strybos
Print Name

Associated VC for Facilities

Title

Date

4/1/2009

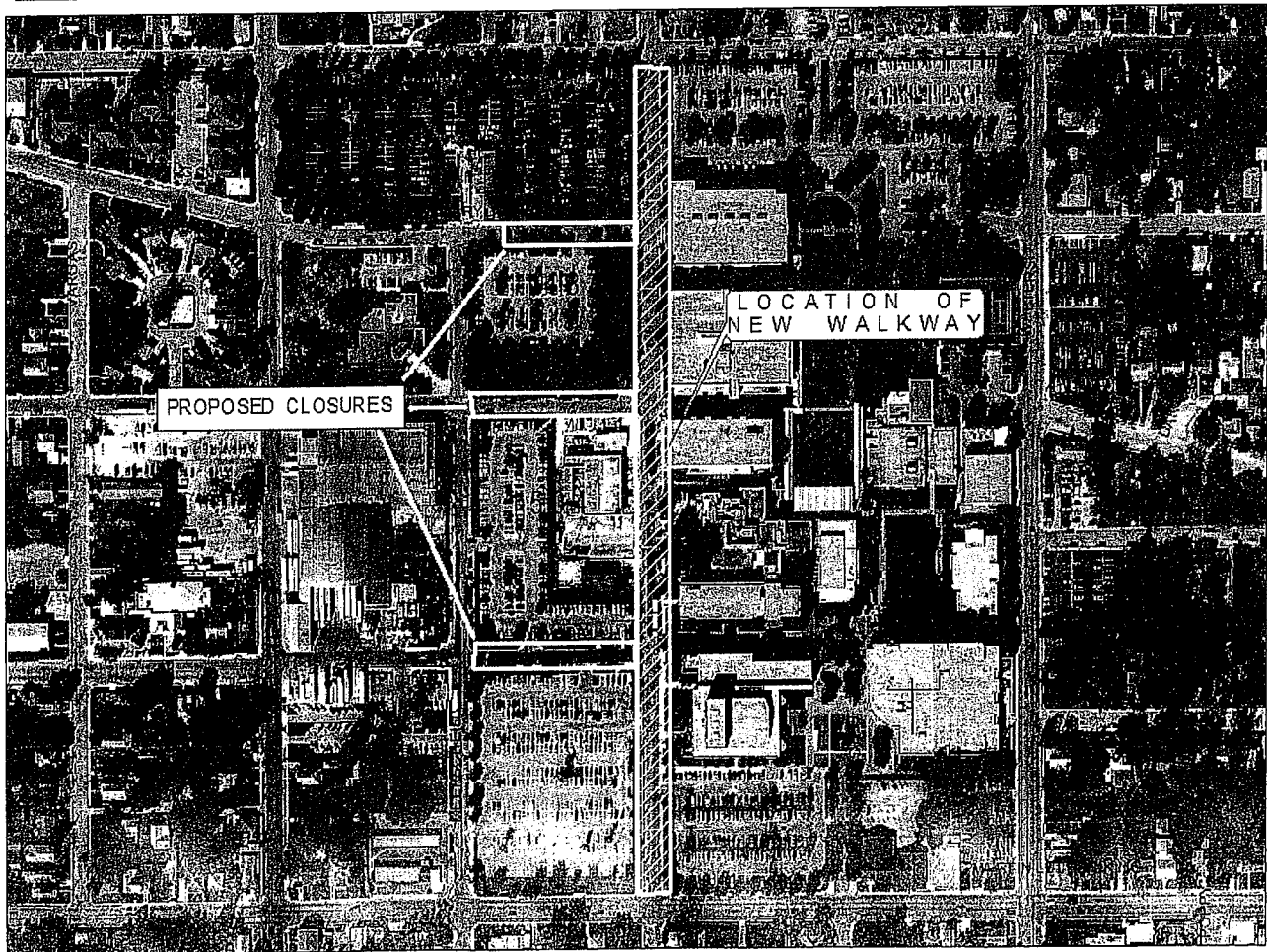
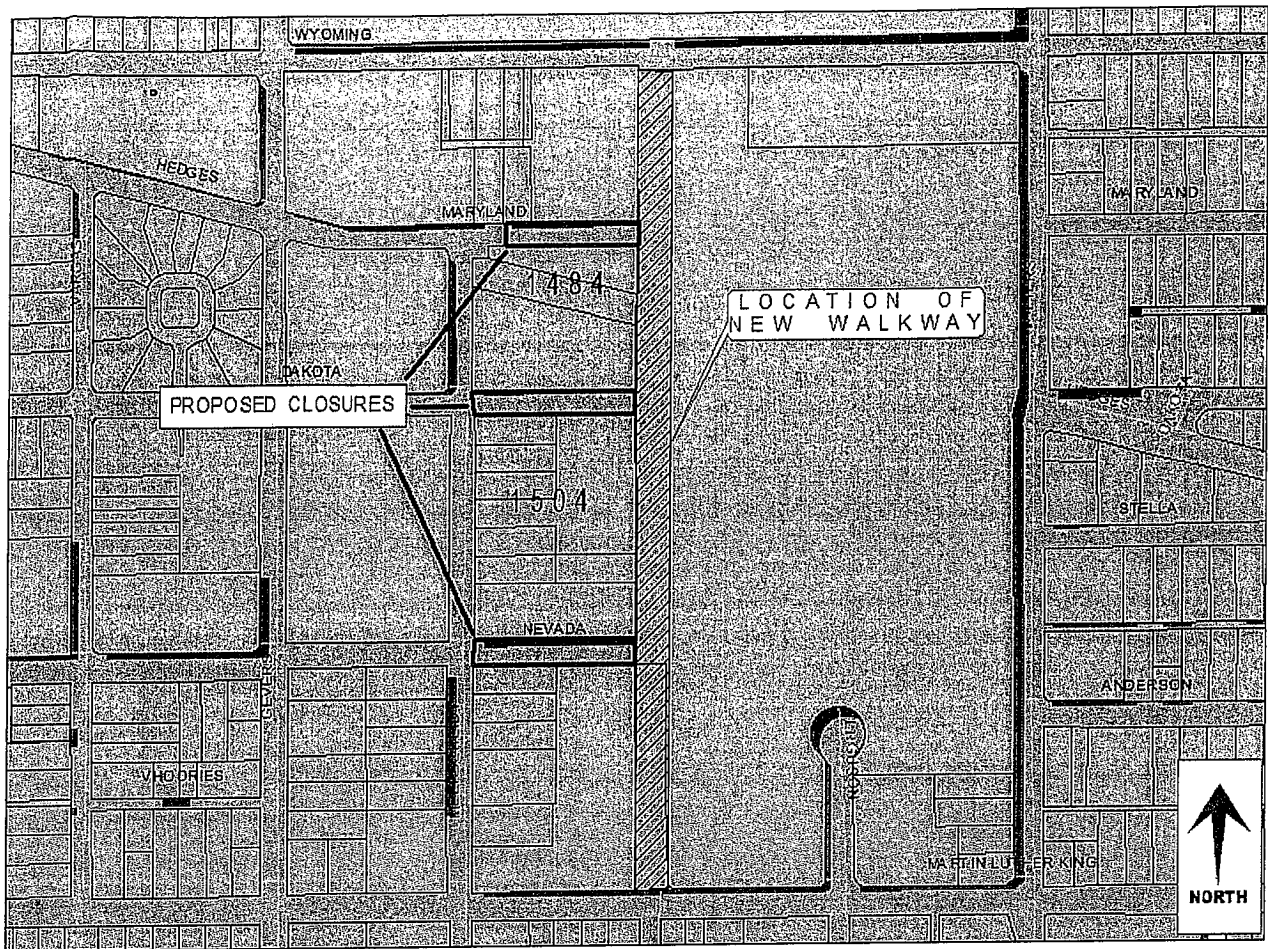


Exhibit "A"

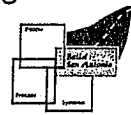
**City of San Antonio
Capital Improvements Management
Services Department**

**May 27, 2009
Agenda Item :**

Request to close, vacate and abandon
portions of Maryland, Dakota & Nevada
Streets



Petitioner: Alamo Community College
District (ACCD)



Planning Item

- ACCD is requesting the closure, vacation and abandonment of a total of 1.04 acres (45,283 sq ft) of portions of Maryland, Dakota & Nevada Streets Public Rights of Way, adjacent to NCBs 1484 & 1504, located in Council District 2.
- These rights of way are located between Wyoming St. and Martin L. King Dr.

Background

Purpose:

- The petitioner owns all of the abutting properties including the adjacent portion of Mittman St.
- This portion of Mittman was vacated & abandoned in 1991; however, it was left accessible to vehicular traffic.
- ACCD would now like to develop Mittman St. and if approved, incorporate the closures as part of the planned development.

3

Exhibit "A"

Map

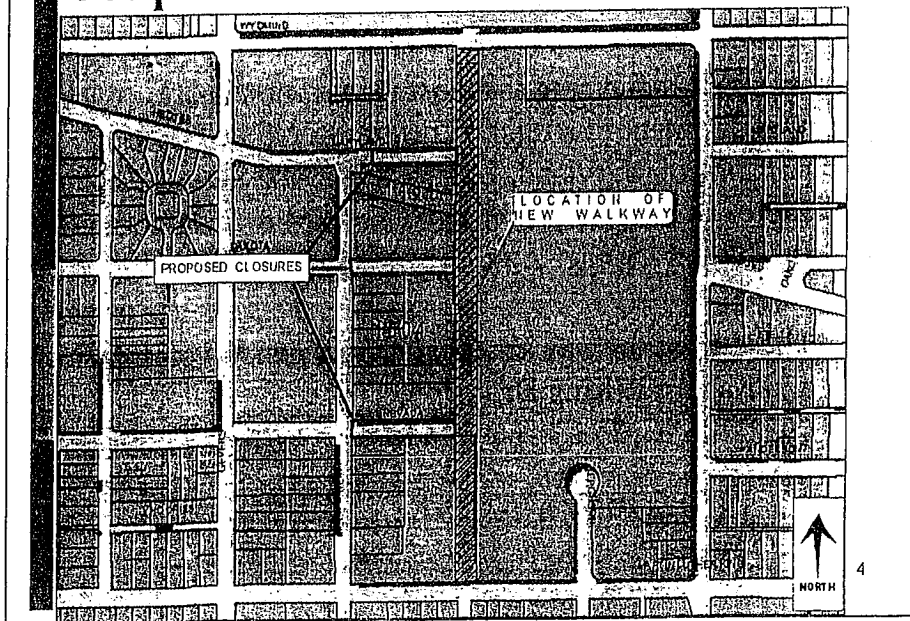


Exhibit "B" (cont.)

Aerial



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- Signs have been posted informing public of proposed closure
- 27 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notice was returned in favor.
- notice was returned in opposition.

7

Fiscal Impact

Financial Impact:

- The City will collect \$69,246.00 as consideration for closure, vacation and abandonment of these Public Rights of Way.

8

Issues & Recommendation

Policy Analysis:

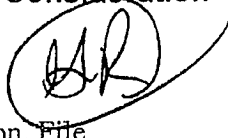
- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

CITY OF SAN ANTONIO
Capital Improvements Management Services Department
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: George H. Rodriguez, Assistant Director, Real Estate Division 

COPIES: Marcia Shelf Orlandi, Real Estate Manager, Property Disposition, File

SUBJECT: S.P. No. 1413 - Request to close, vacate and abandon an unimproved portion of Avenue "B".

DATE: Monday, May 11, 2009

PETITIONER: City of San Antonio
Capital Improvements Management Services Department
114 W. Commerce Street
San Antonio, Texas 78205

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 5/27/2009.

BACKGROUND

During the City of San Antonio's city wide Bike Group III-Avenue "B" construction activities, the City was informed by a property owner that an improved portion of Avenue "B" is presently and has been on his private property for several years. The City performed a survey to confirm and discovered that a functional portion of Avenue "B" is on private property, and that a portion of same property owner's parking lot has been on an unimproved portion of Avenue "B" for several years. The two parcels of land are equal in lot area (0.059 ac.), as shown on attached Exhibits "A" & "B", located within City Council District 1. As a result, the City is requesting to close, vacate and abandon that unimproved portion of Avenue "B" to the abutting property owner for parking area use in exchange for that portion of private property currently used as Public Right of Way by the City. The approval of this request will cure the encroachments inadvertently created by both parties allowing for the project to continue and the property owner continued use of existing parking area.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which parties agree with all conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

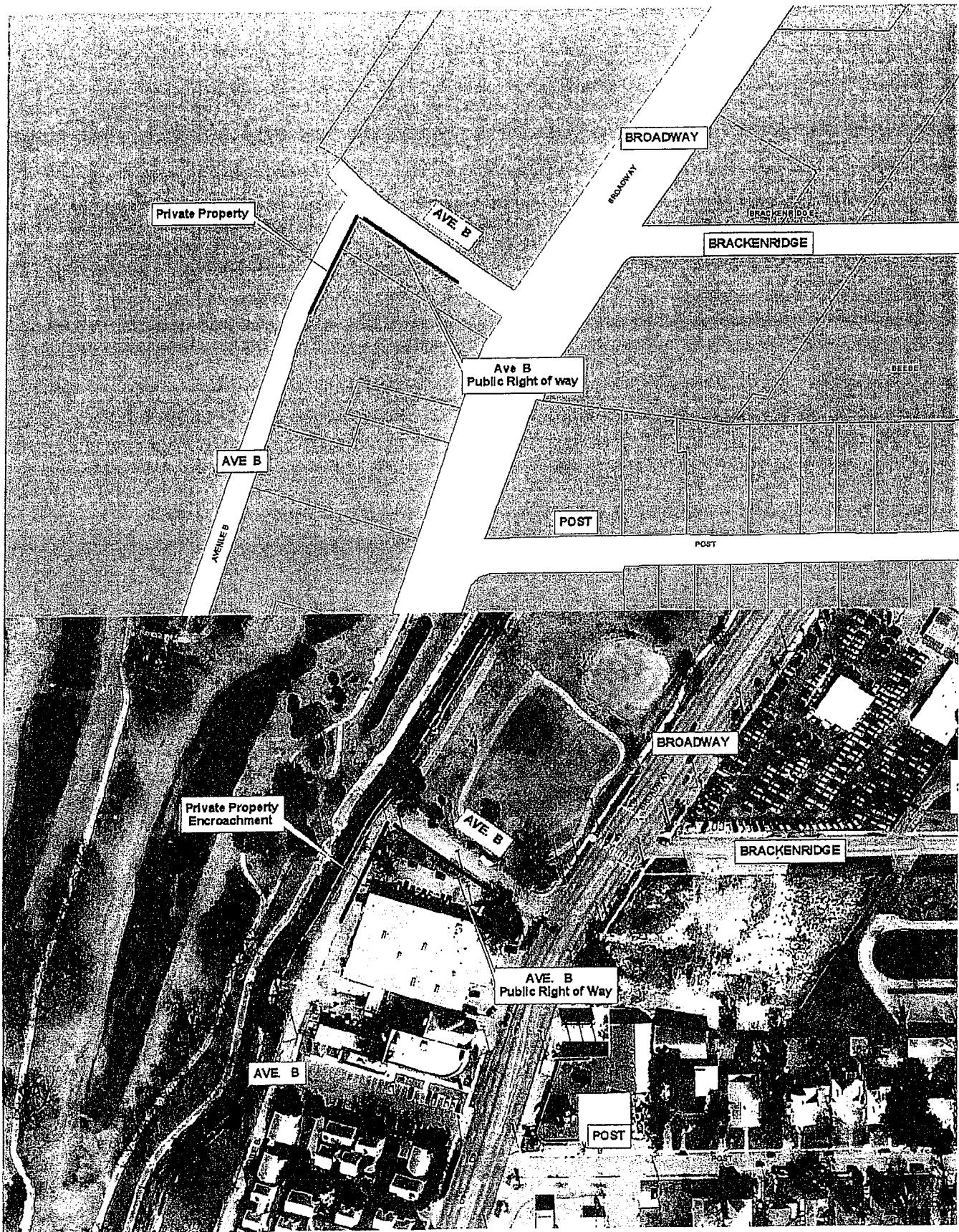


EXHIBIT "A"

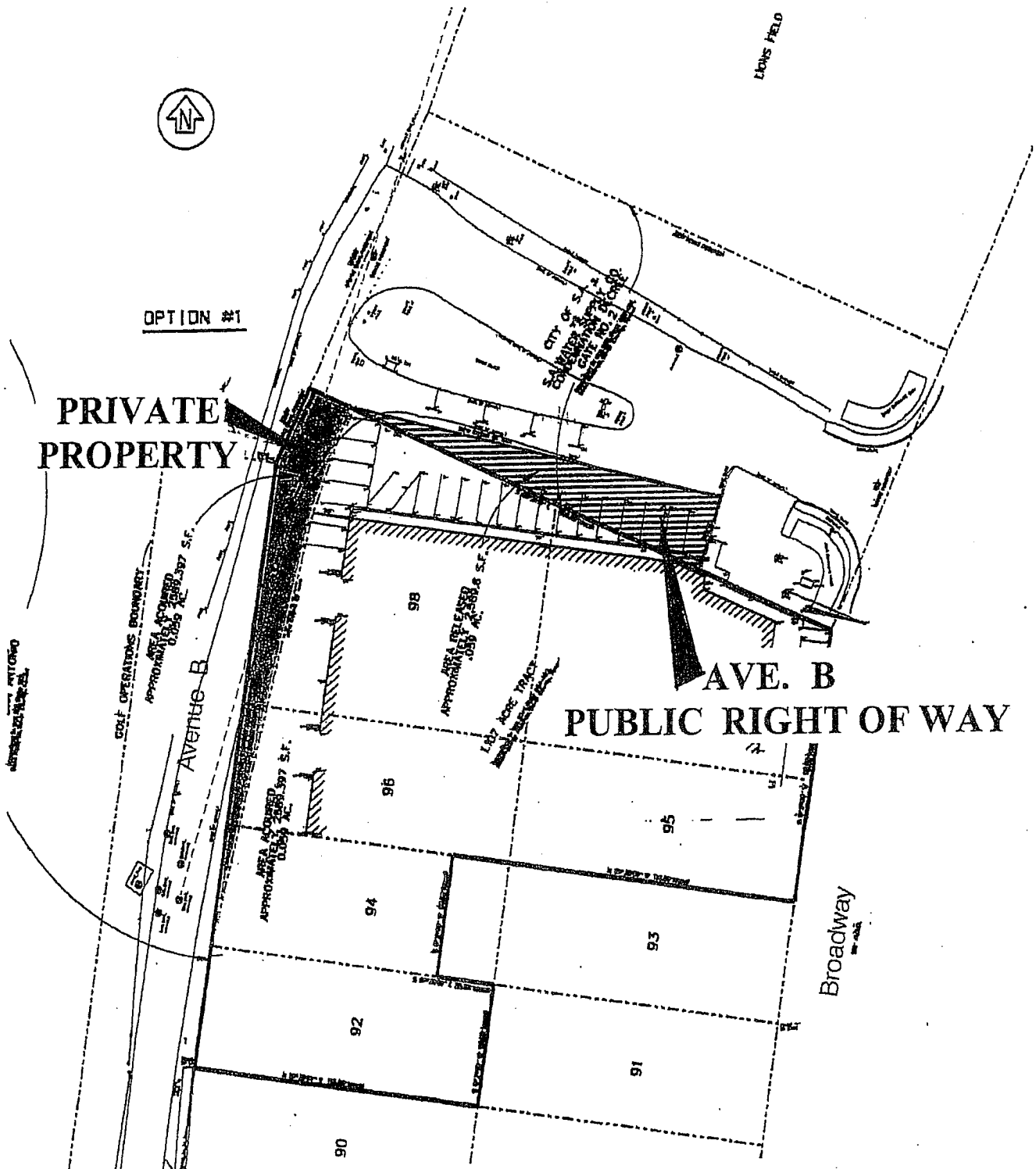


EXHIBIT "B"



CITY OF SAN ANTONIO

P O BOX 839966

SAN ANTONIO, TEXAS 78283-3966

April 20, 2009

Zintgraff Investments, Ltd
% Robert N. Zintgraff
2625 Broadway Ave.
San Antonio, Texas 78215

Re: S.P. No. 1413 - Request to quitclaim an unimproved portion of Avenue "B" in exchange for private property as part of the City Wide Bike Group III-Avenue "B" construction activities

Dear Mr. Zintgraff:

With reference to the above captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of this request subject to the following conditions:

SAN ANTONIO WATER SYSTEM:

"Petitioner must acknowledge perpetual easement for all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner."

CITY PUBLIC SERVICE ENERGY:

"Owner must provide an easement to City Public Service Energy (CPSE) for facilities that will remain inside of private property once this transaction is complete."

DEVELOPMENT SERVICES DEPARTMENT:

"Petitioner shall conform to all requirements of the City of San Antonio UDC (Unified Development Code)."

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT:

The closure, vacation and abandonment of this portion of unimproved Public Right of Way will be authorized by a City Ordinance. Petitioner asserts that all evidence of ownership of all property abutting the public right of way proposed to be closed, vacated and abandoned by the City of San Antonio is true and correct. The petitioner acknowledges that this property will be accepted in its "as is" condition. Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the public right of way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and

Exhibit "C"

Page 1 of 2

" AN EQUAL OPPORTUNITY EMPLOYER "

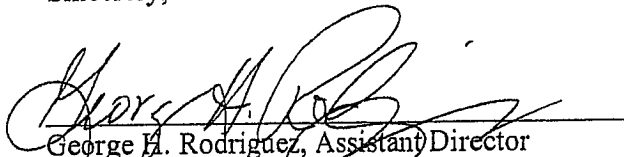
coordination of the respective owner of the utility and at the sole expense of the petitioner.

Additionally, no charge is recommended by City staff as the properties under consideration for this exchange are equal in lot area and value. With City Council approval the City of San Antonio will record the City Ordinance authorizing this action.

This Letter of Conditions is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

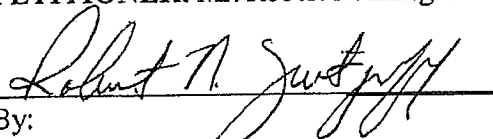
If you concur with the above mentioned conditions please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the completed Discretionary Contracts Disclosure Statement we will continue processing your request.

Sincerely,


George H. Rodriguez, Assistant Director
Capital Improvements Management Services Department

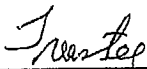
AGREED AS TO TERMS AND CONDITIONS:

PETITIONER: Mr. Robert N. Zintgraff


By:

Robert N. Zintgraff
Print Name:


Zintgraff Investments LTD


Title:

4-25-2009
Date:

CITY OF SAN ANTONIO
CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission **Individual Consideration**

FROM: George Rodriguez, Assistant Director, Real Estate Section 

COPIES TO: Mike Frisbie, P.E., Director of Capital Improvements Management Services

SUBJECT: S. P. No. 1418—Request to close, vacate and abandon an improved 15 foot-wide alley Public Right of Way located between Howard St. and Main Ave. in NCB 377

DATE: May 11, 2009

PETITIONER: Alamo Community College District (ACCD)
c/o Bain Medina Bain, Inc.
Attn: Carl Bain, P. E.
7073 San Pedro Ave.
San Antonio, TX 78216

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on May 27, 2009.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of an improved 15 foot-wide alley Public Right of Way located between Howard Street and Main Avenue in NCB 377 as shown on attached Exhibit "A." ACCD intends to demolish the building situated south of the alley, and if approved, plans to incorporate the proposed closure with their abutting properties for the construction and expansion of a new parking lot. The petitioner owns all the abutting properties with the exception of one parcel; that property owner, however, has quitclaimed their interest in the alley to ACCD.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. An executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

RESOLUTION # _____

**A RESOLUTION SUPPORTING THE CLOSURE OF THE ALLEY
RUNNING EAST AND WEST WITHIN NCB 377, COUNCIL
DISTRICT 1, AS REQUESTED BY THE ALAMO COMMUNITY
COLLEGE DISTRICT.**

* * * * *

WHEREAS, the City Charter has empowered the Planning Commission to approve certain transactions as consistent with the Master Plan; and

WHEREAS, the City Code further subjects approval of street closures to public hearing and approval by act of City Council; and

WHEREAS, the Alamo Community College District filed an application requesting closure of the alley running east and west within NCB 377, as identified in Exhibit A; and

WHEREAS, after careful consideration and deliberation, the Planning Commission has elected to support the application and recommend its hearing and approval by City Council;

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1. The Planning Commission recommends City Council approve the attached application seeking closure of the Alley.

SIGNED this 27th day of May, 2009.

CECILIA G. GARCIA, *Chair*

Attest:

Executive Secretary
San Antonio Planning Commission

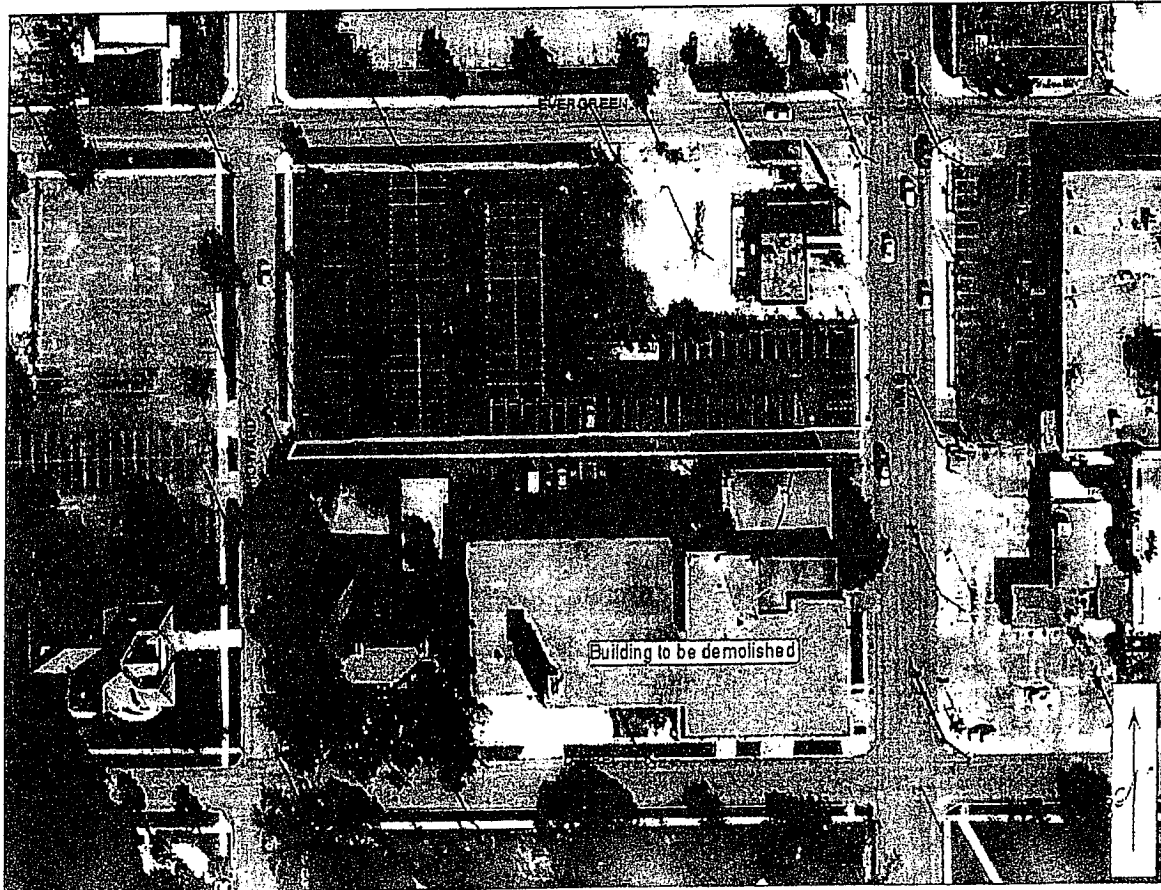
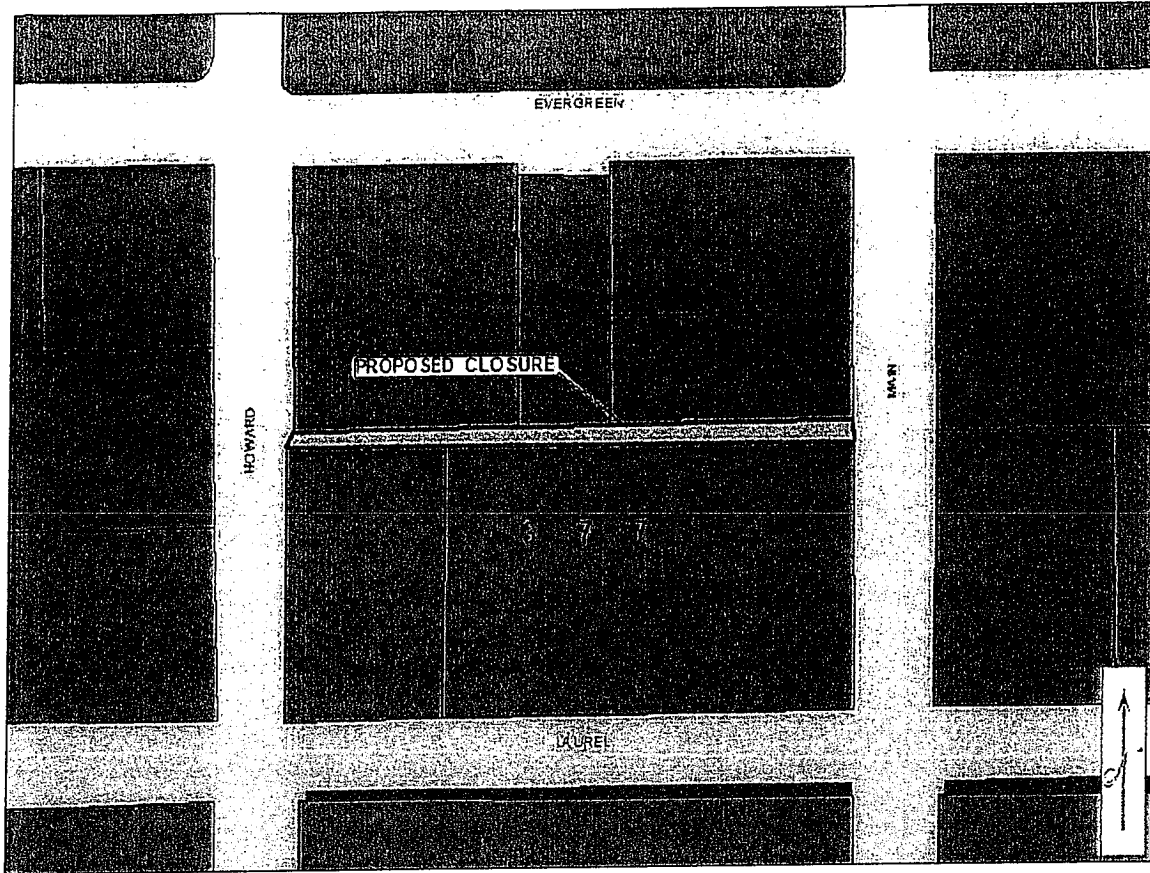


Exhibit "A"



CITY OF SAN ANTONIO

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES
114 W. COMMERCE ST., 2ND FL.
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

March 23, 2009

Alamo Community College District
c/o Bain Medina Bain Engineers
Attn: Ruben Renteria
7073 San Pedro Ave.
San Antonio, TX 78216

Re: S. P. No. 1418—Request to close, vacate and abandon a 15 foot-wide alley Public Right of Way located between Howard Street and Main Avenue in NCB 377

Dear Mr. Renteria:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval of your request subject to the following conditions:

PUBLIC WORKS DEPARTMENT

A traffic impact study will be required for the expansion of the new parking lot to identify the impact of the new improvements to the street network.

CITY PUBLIC SERVICE BOARD

Petitioner must agree to reserve a perpetual easement for all existing electric and/or gas facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service Board and at the sole expense of the petitioner.

DEPARTMENT OF CAPITAL IMPROVEMENTS MANAGEMENT SERVICES

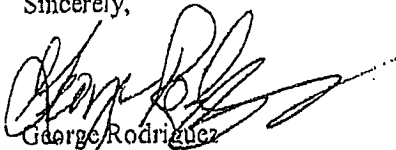
- The closure, vacation and abandonment of this Public Right of Way will be authorized by a City Ordinance.
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way proposed to be closed, vacated and abandoned by the City of San Antonio are true and correct.
- The petitioner acknowledges that this property will be accepted in its "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the Public Right of Way proposed to be closed, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.

- *Petitioner agrees to remit a closure fee of \$62,174.00, which includes the assessed value of \$62,000.00 for the Public Right of Way, \$144.00 for posting of signs and \$30.00 for recording documents. This closure fee will be due and payable to the City of San Antonio, and is to be submitted with this executed Letter of Agreement. If for some reason the closure is not approved by City Council, the closure fee will be refunded to the petitioner less the fee for the signs.*

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If your client concurs with the above mentioned conditions, including the closure fee, please have appropriate authority countersign this letter in the spaces provided below and return to Ms. Martha Almeria at the address shown in the letterhead. *Upon receipt of this executed Letter of Agreement, and the closure fee we will continue processing your request.*

Sincerely,

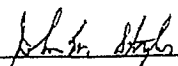

George Rodriguez
Assistant Director
Real Estate Section

CERTIFIED MAIL 7002 2030 0005 8524 4976

AGREED AS TO TERMS AND CONDITIONS:

PETITIONER:

Alamo Community College District

By 
John W. Strybos
Print Name

Associate VC for Facilities
Title
4/1/2009
Date

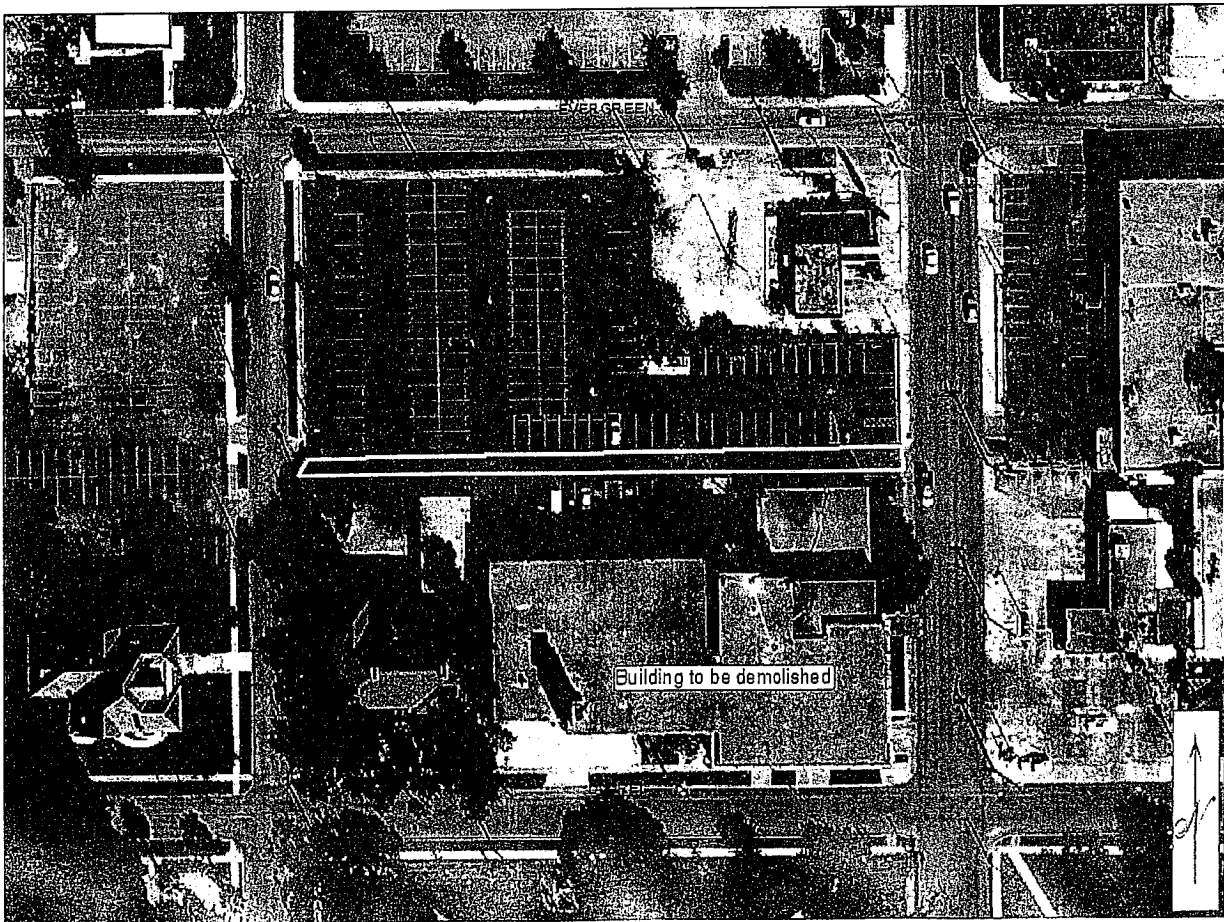
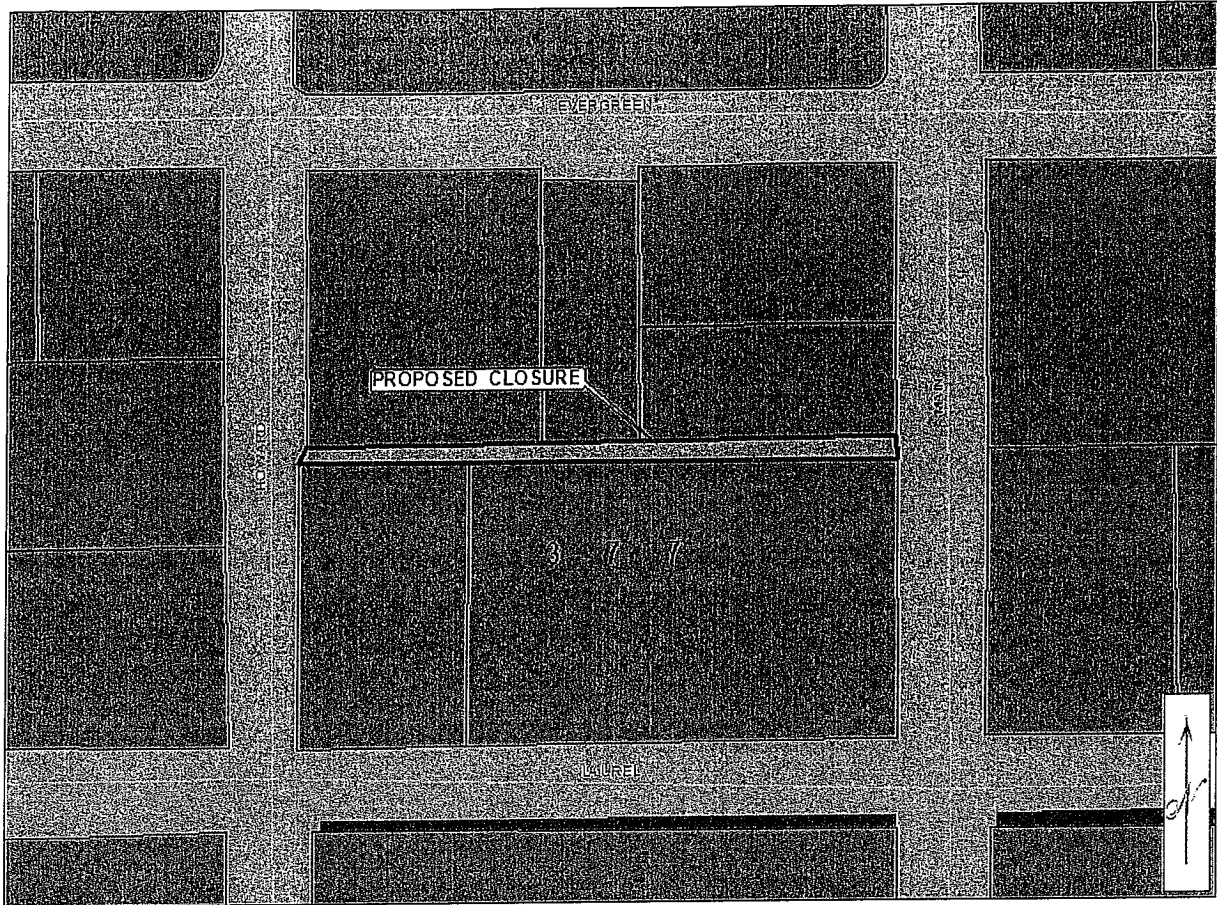


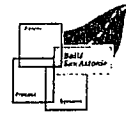
Exhibit "A"

**City of San Antonio
Capital Improvements Management
Services Department**

**May 27, 2009
Agenda Item :**

Request to close, vacate and abandon a 15
foot-wide alley

Petitioner: Alamo Community College
District (ACCD)



Planning Item

- ACCD is requesting the closure, vacation and abandonment of a total of 0.12 acres (5,163 sq ft) of an improved 15 foot-wide alley Public Right of Way, in NCB 377, located in Council District 1.
- This right of way is located between Howard St. and Main Ave.

Purpose:

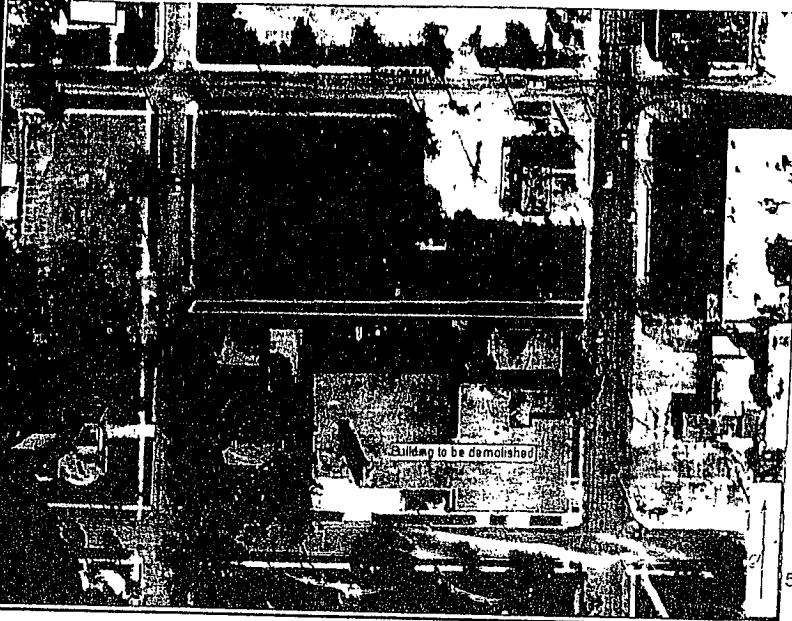
- 3

Map



Exhibit "B" (cont.)

Arial



Background (cont)

Coordination:

- Project has been canvassed to all interested city departments and utility agencies.
- Project received conditional approval.
- Petitioner has agreed to comply with all conditions.

Background (cont)

Notification:

- Signs have been posted informing public of proposed closure
- 21 notices were mailed to property owners within a 500 foot radius of the proposed closure.
- notice was returned in favor.
- notice was returned in opposition.

7

Fiscal Impact

Financial Impact:

- The City will collect \$62,174.00 as consideration for closure, vacation and abandonment of these Public Rights of Way.

8

Issues & Recommendation

Policy Analysis:

- This action is consistent with City Code and Ordinances relative to closing Public Rights of Way.

Recommendation:

- Staff recommends approval of this request.

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING SECTION

PLANNING COMMISSION
STAFF REPORT

PLANNING COMMISSION MEETING DATE: May 27, 2009

COUNCIL DISTRICT: Not in City Limits; Near District 3

REQUESTOR:

East Central Independent School District (ECISD)

SUBJECT:

Amend Major Thoroughfare Plan (MTP) to realign a segment of South Foster Road; extend designation of Southton Road; and de-designate a portion of Old Corpus Christi Road

BACKGROUND: The proposed realignment, extension, and de-designation are generally located within the southeastern portion of San Antonio's ETJ limits. The MTP designates South Foster Road and Old Corpus Christi Road as Secondary Arterials Type A, requiring 86 feet of right-of-way. The MTP designates Southton Road as an Enhanced Secondary Arterial, requiring 120 feet to 142 feet of right-of-way.

East Central Independent School District (ECISD) owns a tract of land located near Old Corpus Christi Road and Donop Road. The current alignment of South Foster Road traverses its site. The school district plans to construct a high school and middle school on this tract in the future. The school would like to realign South Foster Road so that it traverses over a smaller portion of ECISD's developable area.

ISSUE: The MTP is the transportation component of the City of San Antonio's Master Plan. The MTP designates the general location of proposed thoroughfares within the City's corporate limits and its extraterritorial jurisdiction. The plan also determines the right-of-way (ROW) width requirements for each thoroughfare.

The request has three components: A) Realign South Foster Road over a smaller portion of ECISD's developable area, B) Extend designation of Southton Road from IH-37 to the proposed realignment of South Foster Road, and C) De-designate Old Corpus Christi Road from its current alignment with South Foster Road to the new alignment of South Foster Road.

Staff recommends approval of the above components for the following reasons:

- The current alignment of South Foster Road south of US Hwy 181 does not efficiently and effectively accommodate the movement of people because it bends in two different places. The proposed realignment provides a straighter line, which better accommodates

north/south movement and also east/west movement by intersecting with the extension of Southton Road.

- The current alignment of South Foster Road merges with the two-way frontage road of IH-37. This intersection is not optimal for safety and efficiency. The realignment of South Foster Road towards the south and extension of Southton Road to the proposed realignment of South Foster Road provides a safer and efficient intersection for the movement of people.
- The de-designation of Old Corpus Christi Road does not harm the circulation and connectivity in the area. It is being de-designated in order to remain consistent with the current MTP map, which shows Old Corpus Christi Road ending at South Foster Road.

ALTERNATIVES: Not amending the MTP would mean the current alignment of South Foster Road remains on the map, which, as mentioned before, is not the optimal route for the safe and efficient movement of goods and people. Another alternative is to dead-end South Foster Road into Old Corpus Christi Road. However, this alternative does accommodate movement east and west.

FISCAL IMPACT: There is no fiscal impact associated with this amendment.

PROCESS HISTORY:

MTP Review Committee met March 27 to review amendments. A public informational meeting was held on April 26, 2009. This proposed amendment was presented to the Technical Advisory Committee on May 4, 2009.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATION:

Approval

STAFF RECOMMENDATION:

Approval

PLANNING AND DEVELOPMENT SERVICES STAFF

Jesus Garza, AICP

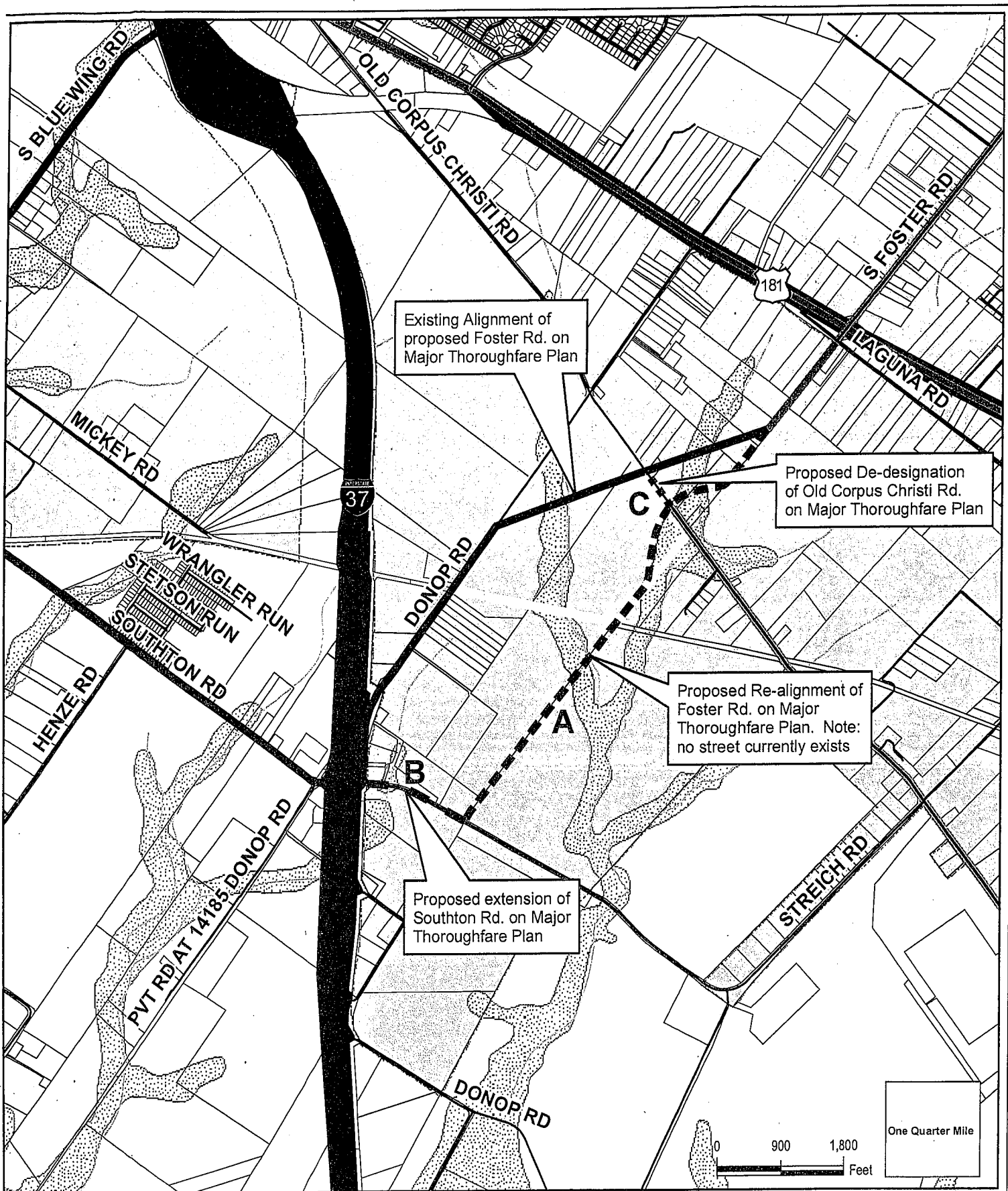
Assistant Director

Trish Wallace, AICP

Manager, Regional Planning

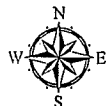
Ashley McNabb

Sr. Planner, Regional Planning



- | | | | | | |
|--|----------------|--|-----------------------------|--|---------------|
| | Realignment | | New Extension | | Rural Roadway |
| | De-designation | | Secondary Arterial Type A | | Freeway |
| | Deletions | | Enhanced Secondary Arterial | | Parcels |

- | | | | |
|--|---------------|--|---------------------|
| | Location Site | | City of San Antonio |
| | Freeway | | Bexar County |
| | Parcels | | Flood Plains |



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District
 The Geographic Information System (GIS) data used in this map was derived from the City of San Antonio's GIS database. The City of San Antonio is not responsible for any errors or omissions in the data. The City of San Antonio is not responsible for any errors or omissions in the data. The City of San Antonio is not responsible for any errors or omissions in the data.
 City of San Antonio Planning and Community Development Department
 Map Created by: Creative Graphics
 Map File Name: 0904G23.pdf
 Map Last Edited: March 21, 2009
 PDF File Name: 0904G23.pdf

Major Thoroughfare Plan Amendments

PROPOSED

South Foster Road Amendment

City of San Antonio
 Planning and Community
 Development Department
 Planning and Community
 Development Department
 Development Services
 Service Center
 1001 S. Alamo
 San Antonio, TX 78204

CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
REGIONAL PLANNING SECTION

PLANNING COMMISSION
STAFF REPORT

PLANNING COMMISSION MEETING DATE: May 27, 2009

COUNCIL DISTRICT: 2

SUBJECT: Amendment to delete a segment of the Crestway Road on the Major Thoroughfare Plan (MTP), generally located east of FM 1516 and north of I-10 East.

BACKGROUND INFORMATION: The Major Thoroughfare Plan (MTP) designates a segment of Crestway Road, as a west and east connector between FM 1516 and NE Loop 1604. This proposed alignment crosses over the cities of San Antonio and Converse, and a 100-year flood plain of Salatrillo Creek. It also passes over a church-owned property with an existing facility located within the City of Converse. This proposed extension is approximately 1.2 miles. The MTP classifies this segment as a Secondary Arterial, with 86' right-of-way (ROW) width.

This alignment also traverses across a 57.2 -acre tract which is a component of a proposed municipal boundary adjustment with the City of Converse that staff is currently evaluating. The property is part of a larger residential development, the Bridge Haven Subdivision.

Staff analysis found that the large flood plain would impede the construction of this segment of Crestway Road. Future construction of this proposed extension would require the elevation of a four-lane road over half a mile, the width of the flood plain. The Storm Water Engineering and Operations Division of the Public Works Department estimated a cost of approximately \$100,000,000 (\$100M) for road construction, bridge construction, and property acquisition.¹ Storm Water also noted that the steep slope adjacent to FM 1516 may result in additional road elevation and costs.

Staff also coordinated with the City of Converse. Their officials said that they did not require ROW dedication on the church-owned property. One reason cited was the cost burden to the property owner.

ISSUE: Staff recommends that this segment of Crestway Road is deleted from the MTP. This recommendation is based on the fact that the alignment traverses 1) a lengthy pass over a flood plain located within San Antonio and 2) a church property without public ROW dedication located within the City of Converse portion.

¹ This estimate does not include expenses for design, FEMA map revision, Army Corp of Engineers permitting, and other administrative costs.

Deletion of this proposed alignment will not significantly reduce existing connectivity in the general area. The closest east-west connectors are Binz-Engleman and Lower Seguin Roads. The spacing between these two proposed thoroughfares is approximately two miles. Current spacing between thoroughfares on the San Antonio MTP is approximately one to two miles apart. According to the San Antonio-Bexar County Metropolitan Planning Organization's Regional Corridor Plan Study, this spacing is desired for an efficient network of regional thoroughfares.

ALTERNATIVE: An alternative is that the segment would stay on the MTP and the two municipalities share the estimated construction costs. Because the connectivity in the vicinity is considered sufficient, it seems unlikely that the public costs associated with the building an elevated four-lane road over this particular floodplain at this particular location are warranted.

FISCAL IMPACT: There is no financial impact associated with this amendment.

PROCESS HISTORY: MTP Review Committee met March 27, 2009 to review amendments. A public informational meeting was held on April 26, 2009. This proposed amendment was presented to the Technical Advisory Committee on May 4, 2009.

TECHNICAL ADVISORY COMMITTEE RECOMMENDATION:
Approval

STAFF RECOMMENDATION
Approval

PLANNING AND DEVELOPMENT SERVICES STAFF

Jesus Garza, AICP	Assistant Director
Trish Wallace, AICP	Manager, Regional Planning
Priscilla Rosales-Pina	Sr. Management Analyst, Regional Planning



**City of San Antonio Planning and Community Development Department
Plan Update Recommendation**

Kelly/S. San PUEBLO Community Plan Update

ITEM 23

Council District: 5

City Council Meeting Date: **June 4, 2009**

Summary:

Neighborhood/Community/Perimeter Plan: **Kelly/S. San Pueblo Community Plan Update U09006**

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries: The Kelly/S. San Pueblo Community Plan is generally bounded by Centennial and Fay on the north, S. Zarzamora on the east, Linden, Gerald and W. Southcross to the south, and New Laredo Highway, Lyell, and Wabash on the west.

Size: The plan update area is 89.26 acres

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Kelly/S. San Pueblo Community Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.

In response to a City Council Communication Request made by City Councilwoman Lourdes Galvan, staff examined the existing zoning along the primary arterial streets in the planning area of the Kelly/S. San Pueblo Community Plan. In March 2009 the Zoning Section mailed an Open House invitation to approximately 157 property owners, included were the heads of the neighborhood associations and approximately 47 notices were mailed to the planning team members of the Kelly/S. San Pueblo Community Plan. The Open House was held at the Palm Heights Community Center from 6:30 p.m. to 8:30 p.m. on March 18, 2009. Zoning and Neighborhood and Urban Design Section staff were available to answer questions regarding a plan update and comprehensive area zoning change. Approximately 40 people signed into to the meeting but attendance appeared greater.

Current Land Use Plan:

The regional study area is 89.26 acres. The area is bounded by Centennial and Fay on the north, S. Zarzamora on the east, Linden, Gerald and W. Southcross to the south, and New Laredo Highway, Lyell, and Wabash on the west.

Low Density Residential is found throughout the plan, Medium-Density Residential uses are found along Humbolt and W. Southcross. High-Density Residential uses are found along Centennial which is not listed on the City of San Antonio Major Thoroughfare Plan and on Wabash.

Mixed Use is found throughout the community but the majority is located on primary arterials. Mixed Use is located along New Laredo Highway which is a Secondary Arterial Type B, Somerset Rd. which is a Secondary Arterial Type A, Wabash which is not on the Major Thoroughfare Plan, Zarzamora which is a Primary Arterial Type A, W. Southcross which is a Secondary Arterial Type B., Fay St., and Fitch St.

City of San Antonio Planning and Community Development Department

Plan Update Recommendation

Commercial areas are generally located on primary arterials throughout the plan. Community Commercial areas are at nodes that are convenient to residential areas. Community Commercial uses are primarily located along New Laredo Highway which is a Secondary Arterial Type B, Somerset Rd. which is a Secondary Arterial Type A, Zarzamora which is a Primary Arterial Type A, W. Southcross which is a Secondary Arterial Type B and along Lyell, Fay, Fitch, Wabash, Humbolt, and Stonewall.

Industrial land uses are throughout the plan and several industrial properties are currently designated as business office park which are located along primary arterials such as New Laredo Highway which is a Secondary Arterial Type B, Somerset Rd. which is a Secondary Arterial Type A, Wabash which is not on the Major Thoroughfare Plan, Zarzamora which is a Primary Arterial Type A, W. Southcross which is a Secondary Arterial Type B., Fay St., Gerald, and Fitch St.

Institutional uses are located along Somerset which is a Secondary Arterial Type A, Wabash, and W. Southcross a Secondary Arterial Type B.

Key Changes to Plan:

Specific changes to the land use plan map included changing several areas from Low Density Residential to Mixed use, Medium Density Residential to Mixed Use, High Density Residential to Business Park, Mixed Use to Business Park, Mixed Use to Community Commercial, Neighborhood Commercial to Mixed Use, Community Commercial to Mixed Use, Business Park to Mixed Use, Business/Office Park to Community Commercial, and Institutional to Mixed Use.

1. Properties changing from Low Density Residential to Mixed Use are located along Brunswick with Zarzamora to the east and Somerset the west, and along Milvid and Berlin with Pricilla to the east and Wabash to the west. Medium Density Residential to Mixed Use is located along Humbolt with Zarzamora to the east and Somerset Rd. to the west and properties along W. Southcross with Zarzamora to the east and Somerset to the west. Changing these properties to Mixed Use will provide a better transitional buffer between the already existing high intensity uses and the residential neighborhood. Mixed Use at these locations would be more appropriate to better serve the community and reflects the mixed use nature of the area.

2. The property changing from High Density Residential to Business/Office Park is located on the corner of Wabash and Centennial and is currently vacant. This property is adjacent to thriving industrial and commercial properties such as the San Antonio Shoe Factory and Outlet. Miller Curtain Company is also adjacent to this property. Due to the proximity of these properties Business/Office Park is a more suitable land use and will allow for further development of professional offices, warehousing and light manufacturing.

3. The properties changing from Mixed Use to Business/Office Park are found along Fay St. with W. Southcross to the east and Lyell to the west. Mixed Use is also found between Centennial and New Laredo Highway with Zarzamora on the east and Wabash on the west. These properties make up a large percentage of the total acreage being updated. The properties are located on primary arterials and are a more suitable use with what is presently on the ground and with the direction of growth in this plan. Business/Office Park allows for professional offices, warehousing and light manufacturing.

4. Mixed Use properties changing to Community Commercial are located at the corner of W. Southcross and Somerset. This area is currently zoned Industrial and by changing this area to Community Commercial land use it will create a node for the future development of grocery stores, gas stations, fitness centers and other uses that will further benefit the community.

City of San Antonio Planning and Community Development Department
Plan Update Recommendation

5. Neighborhood Commercial properties converting to Mixed Use properties are located along primary arterial streets and residential streets. The conversions will take place along Stonewall, Humbolt, Harlan, Brunswick, Fitch, Milvid, Berlin, and W. Southcross with Zarzamora to the east and Somerset to the west. By updating these properties this will provide the surrounding neighborhood a transitional buffer that reflects the growing wants and needs of the community. These parcels will be allowed to have a variety of commercial, office, and residential uses within a building and/or a development.

6. Community Commercial uses changing to Mixed Use are located on Humbolt and Stonewall with Zarzamora to the east and New Laredo Highway to the west and on Fitch with Wabash to the east and New Laredo Highway to the west. Changing to Mixed Use allows for less intense commercial uses and also allows for office and residential uses.

7. Community Commercial uses changing to Business/Office Park are located on Fitch with Wabash to the east and New Laredo Highway to the west. By changing these properties to Business/Office Park this will bridge the gap between the proposed Business/Office Park to the north, east, and south.

8. Business/Office Park uses updating to Mixed Use are located along Fay St. with Wabash to the east and New Laredo Highway to the west. By changing these properties to Mixed Use they will be more compatible with the future growth patterns that are taking place adjacent to Port San Antonio.

9. Business/Office Park converting to Community Commercial is located along Somerset with W. Southcross to the north and Gerald to the south and along Fay St. with Somerset to the east and New Laredo Highway to the west. Changing properties to Community Commercial along Somerset is compatible with the growth along Somerset which is a primary arterial. Community Commercial at this location will also expand the current Community Commercial node on the corner of Somerset and Gerald. Updating the properties along Fay St. will expand the Community Commercial node on the corner of Somerset and Fay thus further serving the surrounding residents and community.

10. Institutional land use being updated to Mixed Use at the intersections of Somerset, Wabash and W. Southcross is currently owned by the City of San Antonio. Updating this property to Mixed Use will provide for a variety of commercial uses, office and residential uses that are compatible with the development of this community.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 27, 2009

☐ Approval

☐ Denial

☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 11, 2009

No. Notices mailed 14 days prior to Public Hearing: 383

Registered Neighborhood Association(s) Notified: Quintana Community, Thompson Community, and Villas De Esperanza Neighborhood Associations

Comments: Kelly/S. San PUEBLO Planning Team is in support of the amendment (Phone conversation with Dolores Mendez in March 2009).

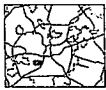
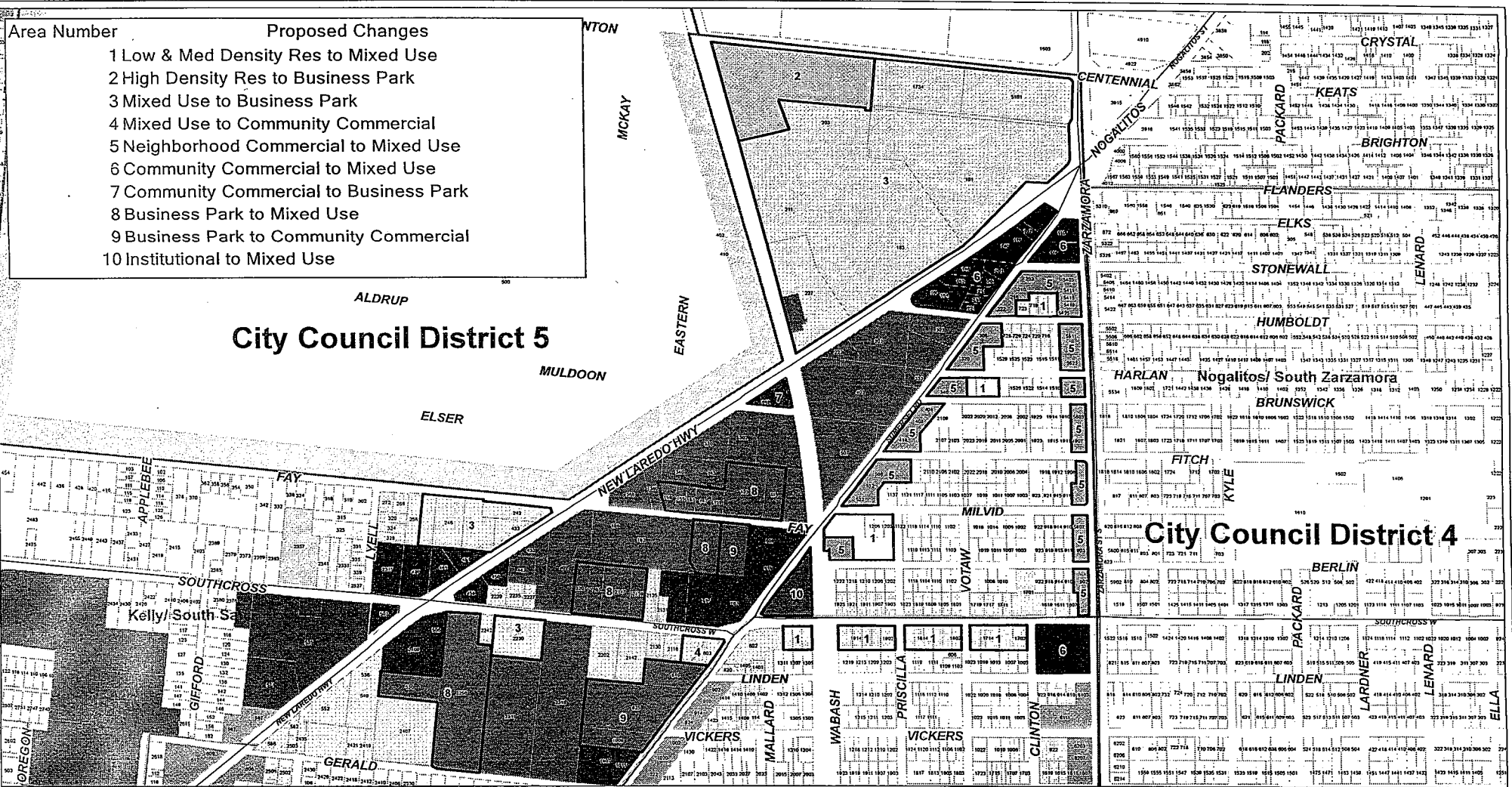
City of San Antonio Planning and Community Development Department
Plan Update Recommendation

Planning Department Staff:

Roderick Sanchez, Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Planning Manager
Case Manager: Sidra Maldonado, Planner

- Area Number Proposed Changes
- 1 Low & Med Density Res to Mixed Use
 - 2 High Density Res to Business Park
 - 3 Mixed Use to Business Park
 - 4 Mixed Use to Community Commercial
 - 5 Neighborhood Commercial to Mixed Use
 - 6 Community Commercial to Mixed Use
 - 7 Community Commercial to Business Park
 - 8 Business Park to Mixed Use
 - 9 Business Park to Community Commercial
 - 10 Institutional to Mixed Use

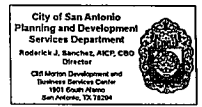
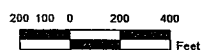
City Council District 5



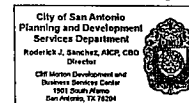
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director
City of San Antonio
Planning and Development
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Director
City of San Antonio
Planning and Development
Services Department
Roderick J. Sanchez, AICP, CBO
Director

- Properties Impacted
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Business Park
- Neighborhood Commercial
- Community Commercial
- Mixed Use
- Regional Commercial
- Heavy Industrial
- Industrial
- Public Institutional
- Open Space
- Parks
- Parks/Open Space

City of San Antonio
Kelly South San Pueblo Existing Land Use



- ## City Council District 5



RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE KELLY/S. SAN PUEBLO COMMUNITY PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Kelly/S. San PUEBLO Community Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 27, 2009 and **APPROVED** the amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update the land use element of the Kelly/S. San PUEBLO Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF MAY, 2009.

Approved:

Cecilia G. Garcia, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission

Kelly/S. San PUEBLO (U09006) & Nogalitos/S. Zarzamora (U09007) Community Plans Update

Planning Commission

Agenda Items:

23 & 24

May 27, 2009



Purpose

- To provide you with background and recommendation for the Future Land Use Plan Update of the Kelly/S. San PUEBLO Community Plan & the Nogalitos/S. Zarzamora Community Plan.

Update Purpose

- **Both plans were developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.**
- **Nogalitos/S. Zarzamora Community Plan was adopted in 2004**
 - Plans are reviewed every five years
- **Kelly/S. San PUEBLO Community Plan was adopted in 2007**
 - City Council Communication Request (August 18, 2008) and comprehensive re-zoning

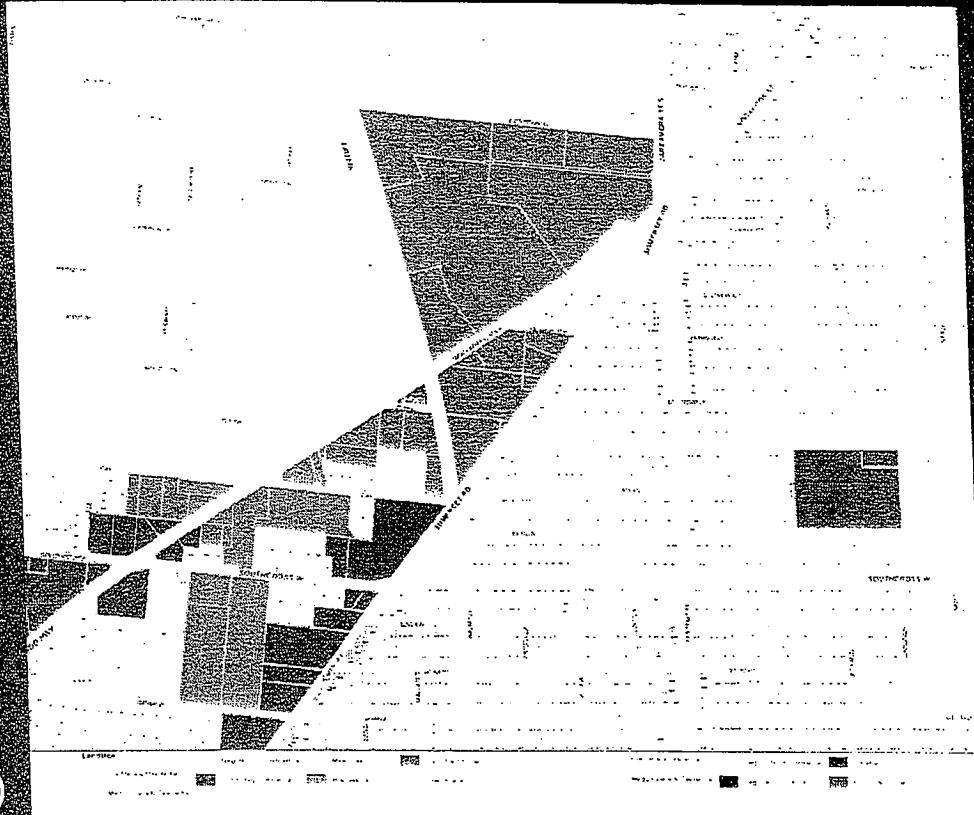
Approval Criteria

- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
 - Identifies goals that are consistent with adopted City Policies, and regulations.
 - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

Combined Planning Update

Area Location and Size

- North: Centennial, Fay, and Flanders
 - East: Packard and Kyle
 - South: Berlin, Linden, Gerald, and W. Southcross
 - West: New Laredo Hwy., Lyell, and Wabash
-
- 94.49 Combined Acres
 - 89.26 Acres (Kelly/S. San PUEBLO)
 - 5.22 Acres (Nogalitos/S. Zarzamora)

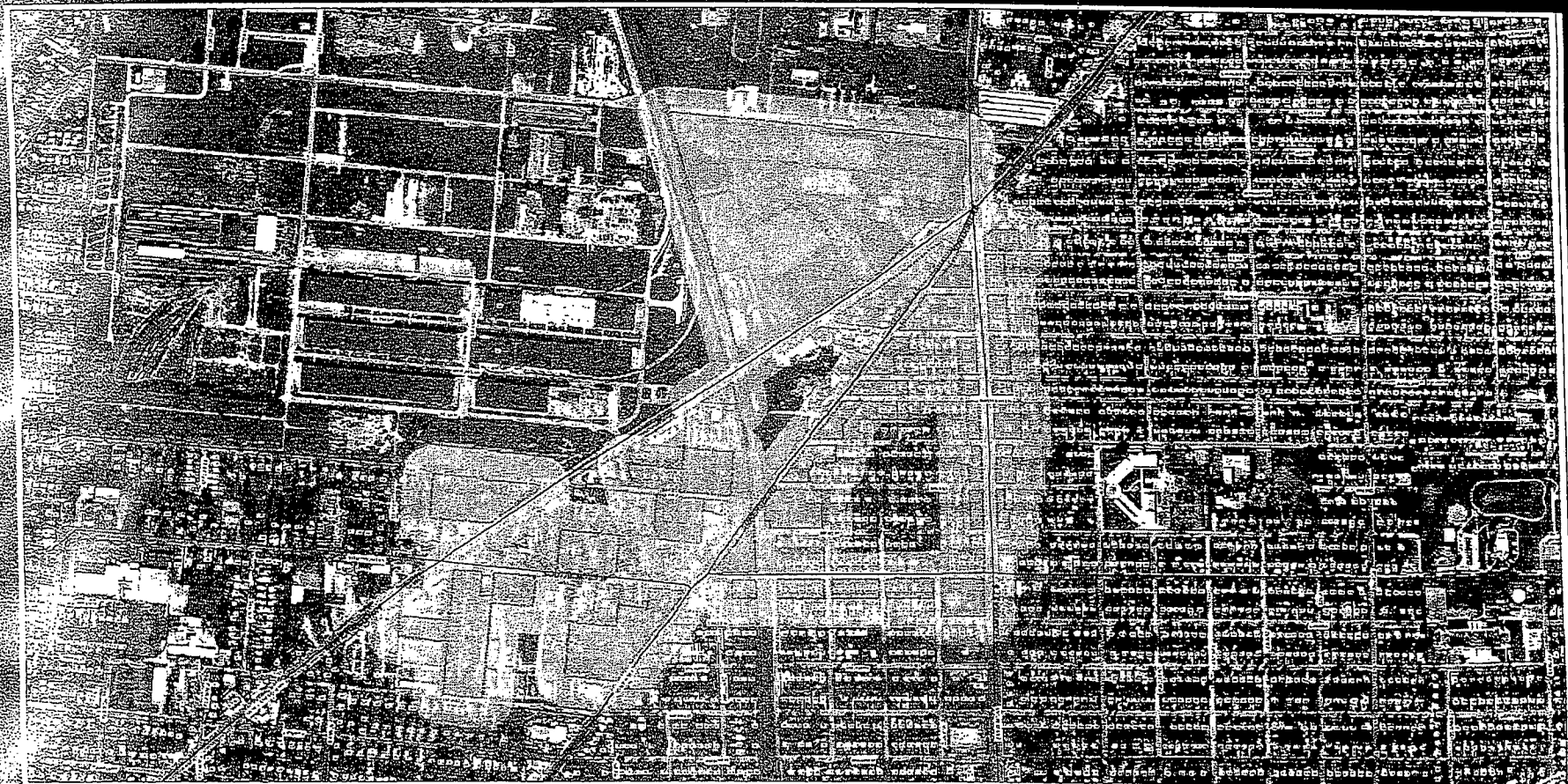


Plan Update Process and Community Outreach

Community Meeting presented by Zoning and Neighborhood
Urban Design Sections:

- Meeting Date: March 18, 2009
- Approximately 268 notices were mailed
- Approximately 40 people signed in but attendance appeared greater

Combined Aerial of Update Notification Area

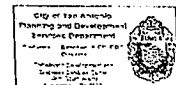


— Hwy Major — Hwy Minor — Update Area Boundary — 200' Buffer of Updates — Parcels

City of San Antonio

2008 Aerial Image for Proposed Update Locations in
Kelly South San Pueblo & Nogales Zaragoza Plans

0 100 200 300 Feet



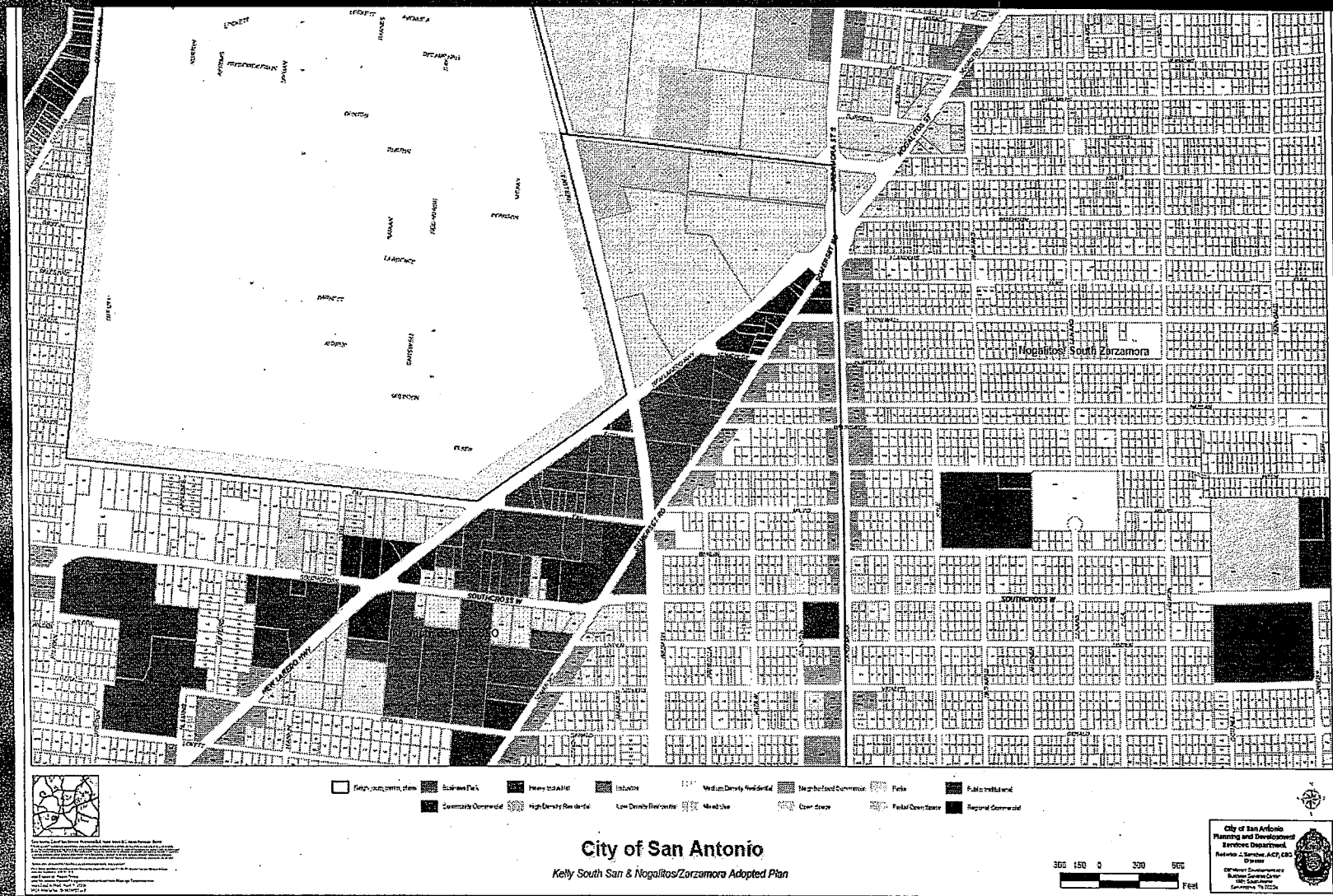
Key Land Use Changes

- Key future land use plan concepts are reflected in Land Use Map changes
- Increases Mixed Use along Major and Minor Corridors
 - Acknowledges existing residential uses
 - Provides a more intense commercial with pedestrian orientation (allows up to C-2 P with 35 ft. maximum front setback, parking in back)
 - Acknowledges existing commercial uses along Southcross (south frontage)

Key Land Use Changes (cont.)

- **Business Park Changes**
 - Consolidate Large Scale Business Park Uses
 - Preserves islands of small scale Mixed use (commercial and residential) within Business Park blocks
- **Expands Community Commercial node at Southcross and Nogalitos**
 - Higher intensity uses fronting Nogalitos and transitioned to Community Commercial Uses
 - Compliments the mixed use and neighborhood commercial adjacencies

Combined Adopted Land Use Plan

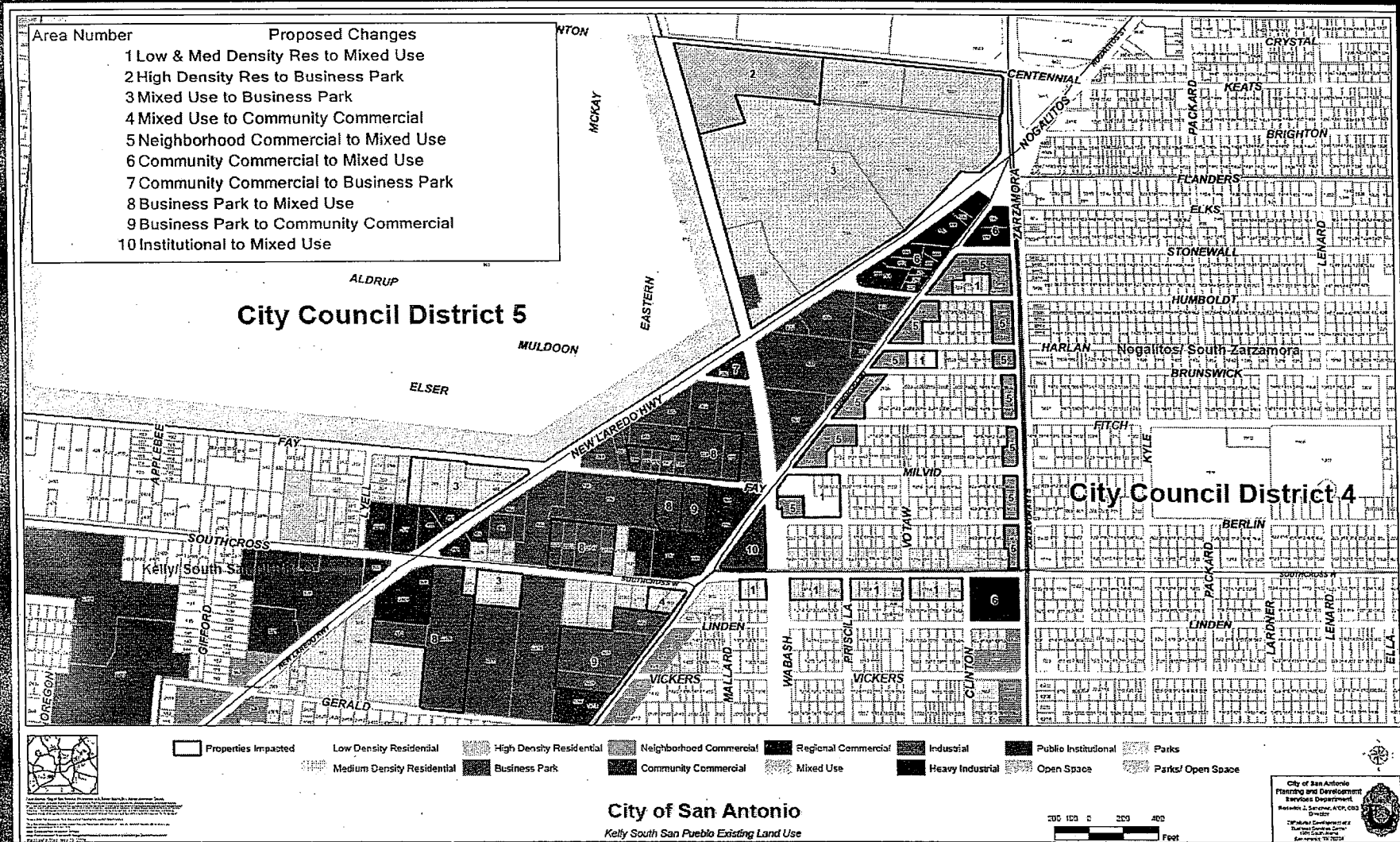


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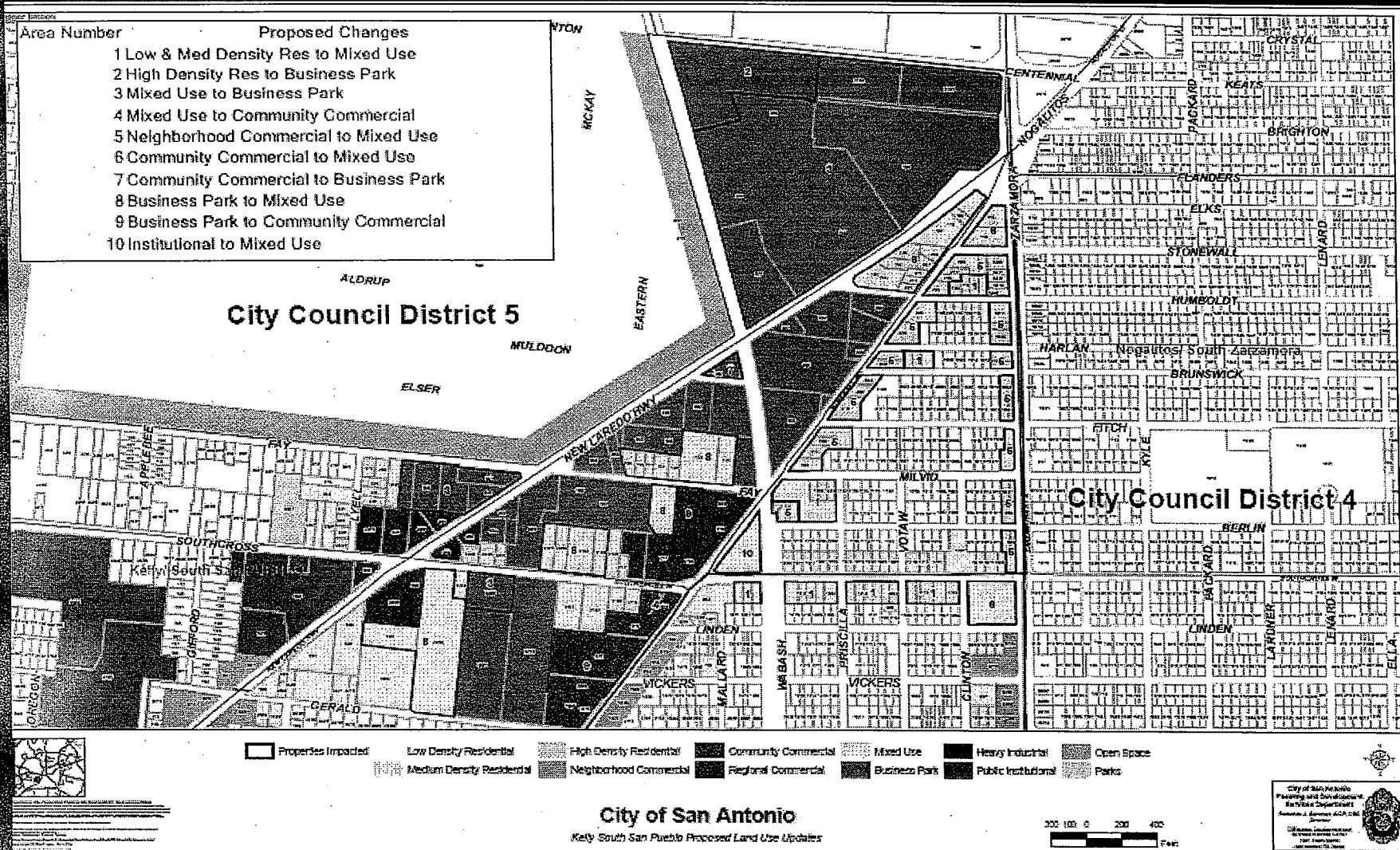
Key Changes to Kelly/S. San PUEBLO Community Plan

- 1) Low Density Residential Land Use & Medium Density Residential Land Use to Mixed Use Land Use.**
- 2) High Density Residential Land Use to Business/Office Park Land Use.**
- 3) Mixed Use Land Use to Business/Office Park Land Use.**
- 4) Mixed Use Land Use to Community Commercial Land Use.**
- 5) Neighborhood Commercial Land Use to Mixed Use Land Use.**
- 6) Community Commercial Land Use to Mixed Use Land Use.**
- 7) Community Commercial Land Use to Business/Office Park Land Use**
- 8) Business/Office Park Land Use to Mixed Use Land Use**
- 9) Business/Office Park Land Use to Community Commercial Land Use**
- 10) Public Institutional Land Use to Mixed Use Land Use**

Adopted Kelly/S. San PUEBLO Community Plan (U090006)

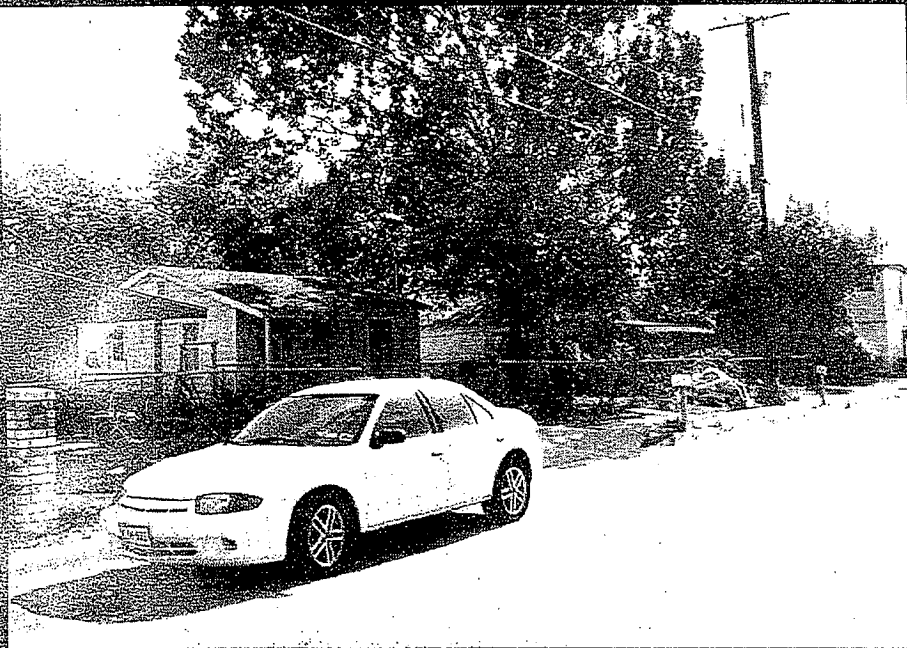


Proposed Kelly/S. San PUEBLO Community Plan Update (U090006)



Proposed Kelly/S. San PUEBLO Photographs

1. Low and Medium Density Residential to Mixed Use



**Residential Property on Humbolt with Commercial
Properties to the North, East, West with Residential
to the South**



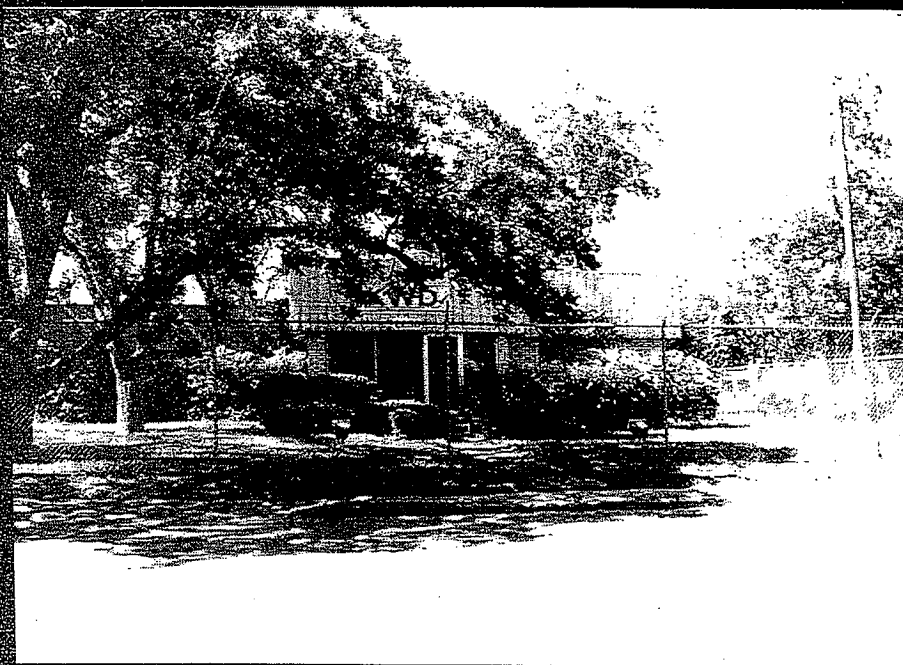
**Residential Property on Brunswick with Commercial
Properties to the West and Residential to the North,
East and South**

Proposed Kelly/S. San PUEBLO Photographs

3. Mixed Use to Business/Office Park



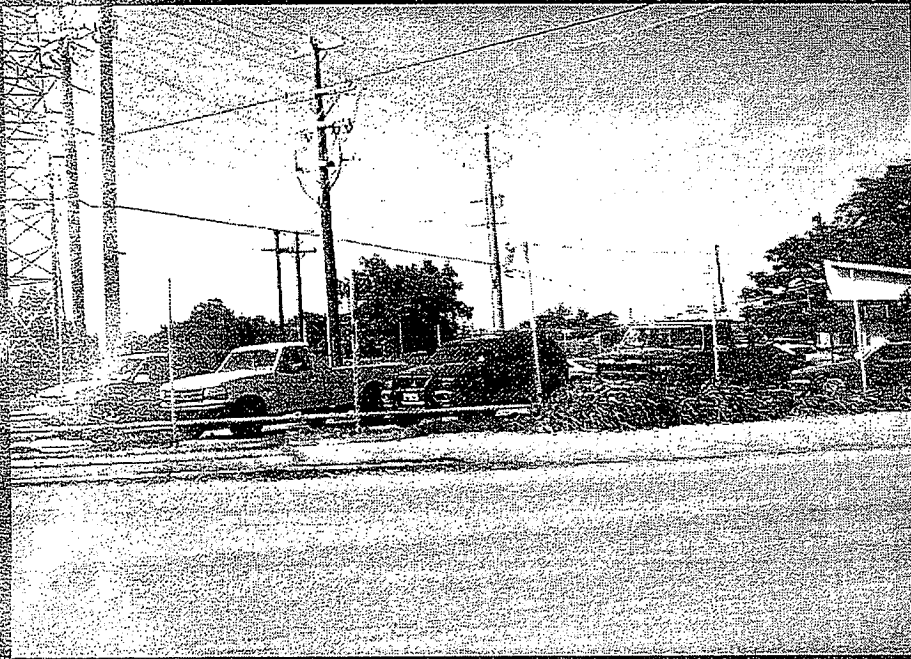
SAS Shoes Factory and General Store on New Laredo HWY with Industrial to the North and West and Commercial Properties to the East and South



KWD Office and Manufacturing on W. Southcross with Industrial to the North, East, South and Manufactured Homes to the West

Proposed Kelly/S. San PUEBLO Photographs

4. Mixed Use to Community Commercial



Car Lot on the corner of W. Southcross and Somerset
with Industrial to the North, East, South and West



Car Wash on W. Southcross with Industrial to the
North, East, South and West

Proposed Kelly/S. San PUEBLO Photographs

5. Neighborhood Commercial to Mixed Use



Residential home on S. Zarzamora with Residential to the North and West and Commercial to the East and South



Beauty Salon on S. Zarzamora with Commercial to the North, East, South and West

Proposed Kelly/S. San PUEBLO Photographs

6. Community Commercial to Mixed Use



Auto Mechanic Shop at the intersection of New Laredo HWY and S. Zarzamora with Commercial to the East, South, West and Industrial to the North



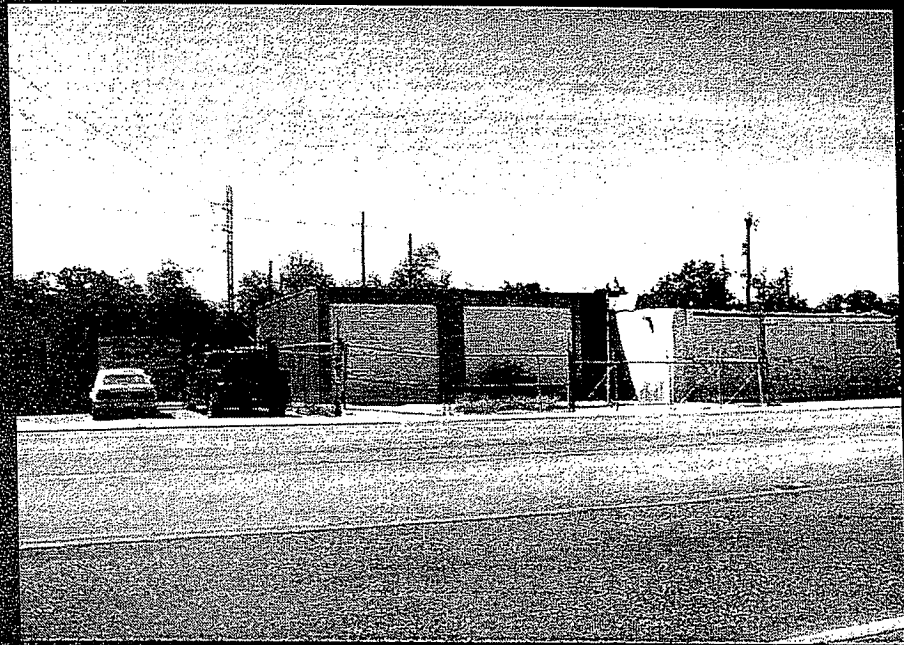
Bar on New Laredo Highway with Commercial to the North, East, South, and West

Proposed Kelly/S. San PUEBLO Photographs

7. Community Commercial to Business Park



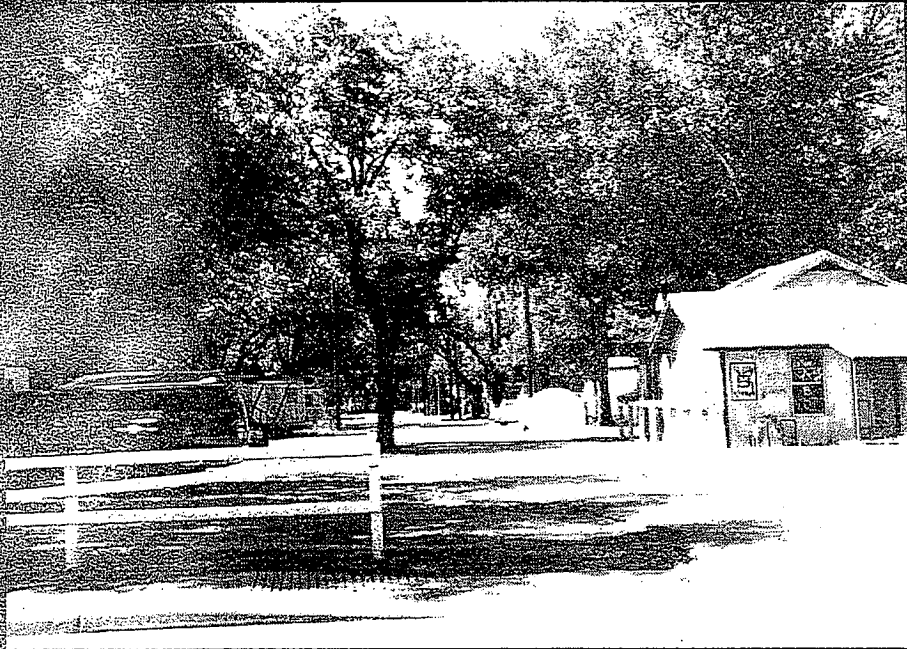
**Auto Mechanic Shop New Laredo HWY with
Commercial to the North and Industrial to the East,
South and West**



**Storage on New Laredo Highway with Commercial to
the North and Industrial to the East, South and West**

Proposed Kelly/S. San PUEBLO Photographs

8. Business Park to Mixed Use



**Manufactured Homes on W. Southcross with
Commercial to the North, West and Industrial to the
North, East, West and Residential to the South**



**Auto Mechanic Shop on W. Southcross with
Industrial to the North, East, South, and West**

Proposed Kelly/S. San PUEBLO Photographs

9. Business Park to Community Commercial



Auto Mechanic Shop on Somerset with Industrial to
the North, East, South and West



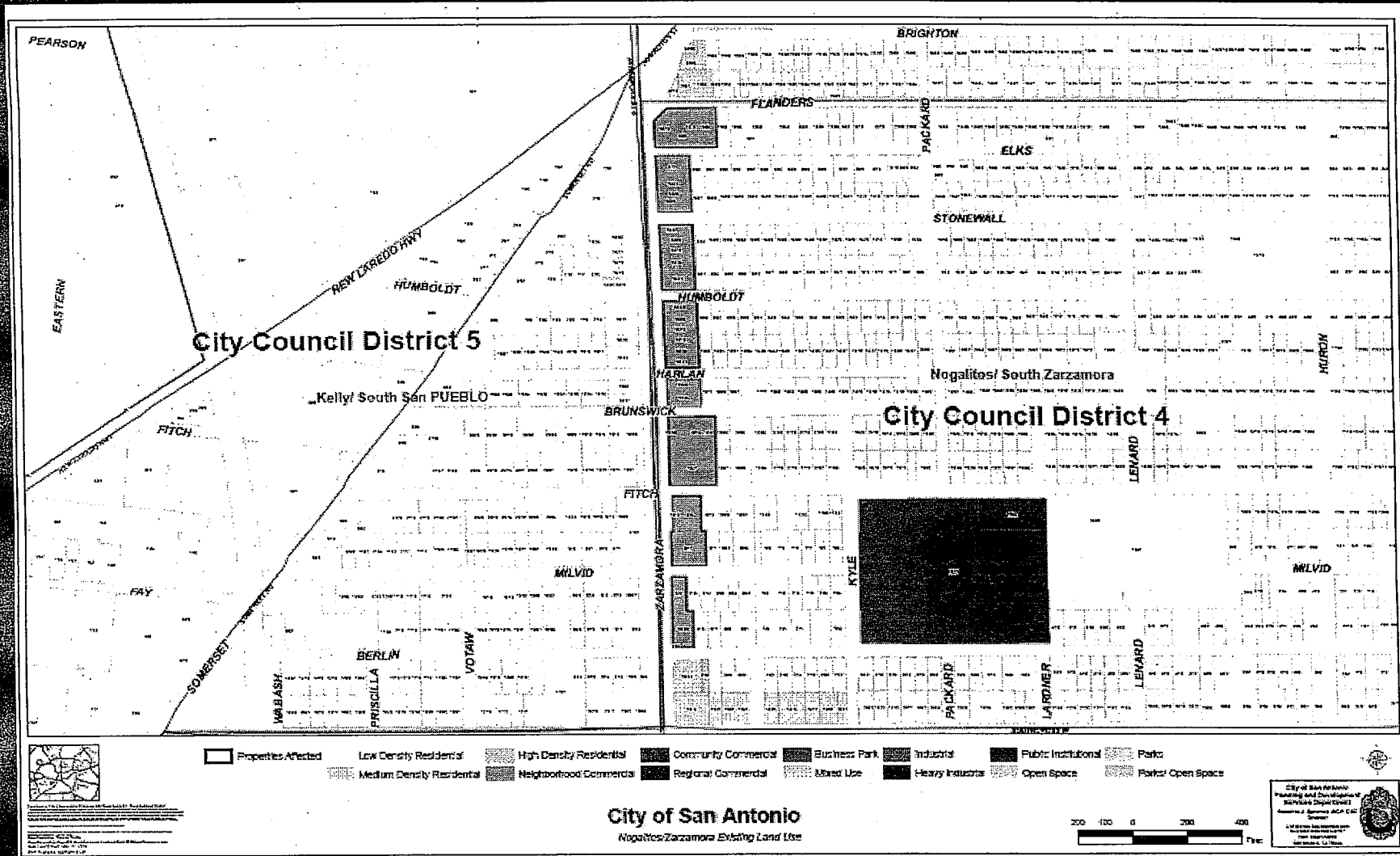
Auto Mechanic Shop on Somerset with Industrial to
the North, East, South and West

Key Changes to Nogalitos/S. Zarzamora Community Plan

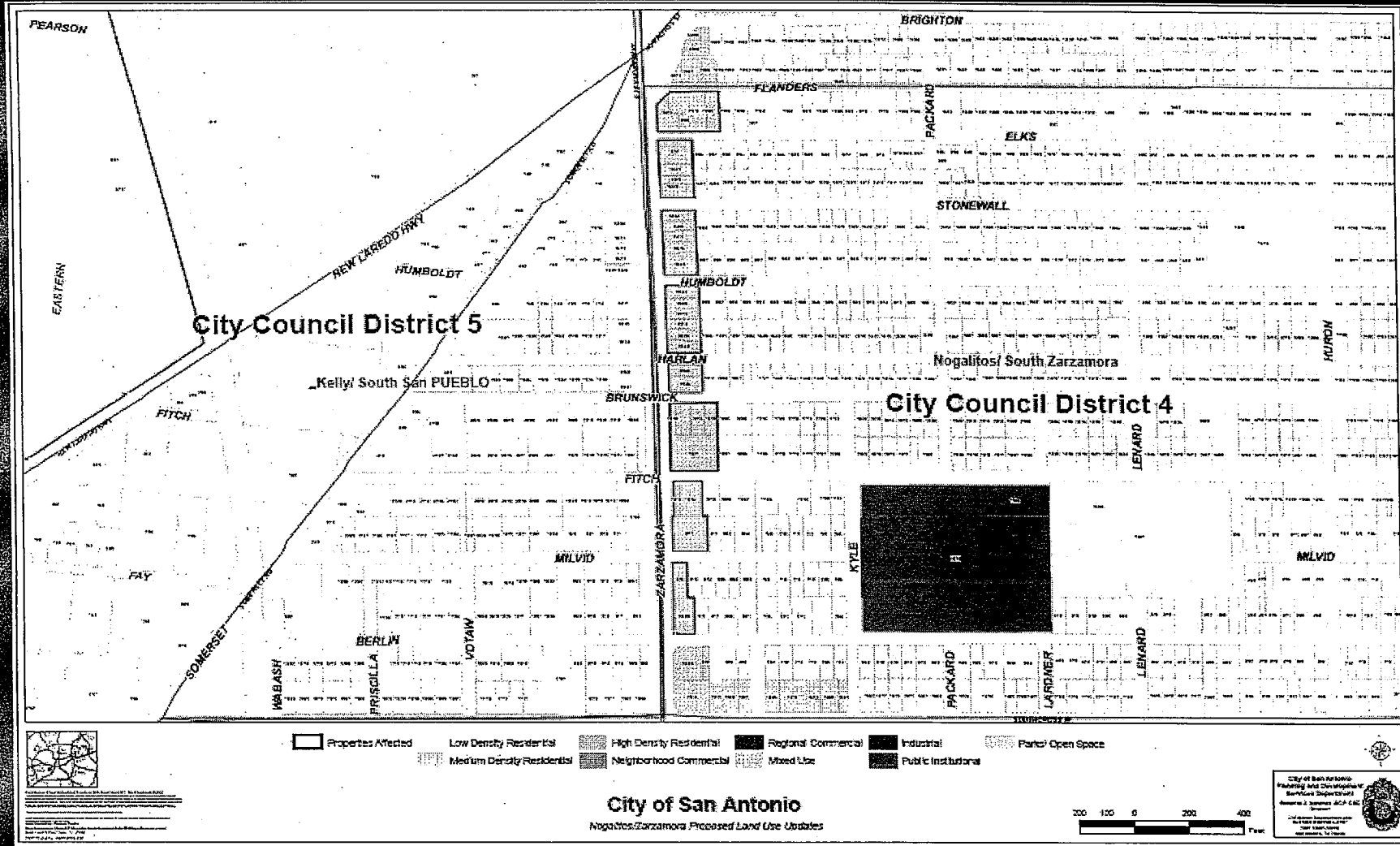
**The following areas are changing from Neighborhood
Commercial Land Use to Mixed Use Land Use:**

- The parcels located along Zarzamora with Flanders to the north and Berlin to the south.**
- The parcels located on the south side of Flanders with Packard to the east and Zarzamora to the west.**
- The parcels located on the south side of Brunswick with Packard to the east and Zarzamora to the west**

Adopted Nogalitos/S. Zarzamora Community Plan (U09007)



Proposed Nogalitos/S. Zarzamora Community Plan Update (U09007)



Proposed Nogalitos/S. Zarzamora Photographs

Neighborhood Commercial to Mixed Use



**Residential Home on S. Zarzamora Commercial to
the North, South and Residential to the East and
West**



**Flower Shop on S. Zarzamora with Commercial to
the North, South and Residential to the East and
West**

Next Steps

June 2, 2009 - Zoning Commission

June 4, 2008 - City Council

Staff recommends APPROVAL.

City of San Antonio Planning and Community Development Department Plan Update Recommendation

Nogalitos/S. Zarzamora Community Plan Update

Council District: 4 and 5

City Council Meeting Date: June 4, 2009

Summary:

Neighborhood/Community/Perimeter Plan: Nogalitos/S. Zarzamora Community Plan Update
U09007

Background Information:

Applicant: City of San Antonio

Owner: Various

Plan Boundaries: The Nogalitos/S. Zarzamora Community Plan Update is generally bounded by Flanders on the north, Packard and Kyle on the east, Berlin to the south, and S. Zarzamora on the west.

Size: The plan update area is 5.22 acres

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Nogalitos/S. Zarzamora Community Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.

In response to a City Council Communication Request made by City Councilwoman Lourdes Galvan, staff examined the existing zoning along the primary arterial streets in the planning area of the Nogalitos/S. Zarzamora Community Plan. In March 2009 the Zoning Section mailed an Open House invitation to approximately 31 property owners, included were the heads of the neighborhood associations and approximately 33 notices were mailed to the planning team members of the Nogalitos/S. Zarzamora Community Plan. The Open House was held at the Palm Heights Community Center from 6:30 p.m. to 8:30 p.m. on March 18, 2009. Zoning and Neighborhood and Urban Design Section staff were available to answer questions regarding a plan update and comprehensive area zoning change. Approximately 40 people signed into to the meeting but attendance appeared greater.

Current Land Use Plan:

The regional study area is 5.22 acres. The area is bounded by Flanders on the north, Packard and Kyle on the east, Berlin to the south, and S. Zarzamora on the west.

Low Density Residential is found throughout the plan; Medium-Density Residential uses are found along Fitch with Huron to the east and Kyle to the west.

Commercial areas are generally located on primary arterials throughout the plan. Community Commercial areas are at nodes that are convenient to residential areas. Community Commercial uses are primarily located along Zarzamora which is a Primary Arterial Type A, W. Southcross which is a Secondary Arterial Type B. Commercial uses are found at the intersections of Zarzamora and Flanders, Elks, Stonewall, Humbolt, Harlan, Brunswick, Fitch, Milvid, Berlin, and W. Southcross.

Institutional uses are located along Kyle with Fitch to the north and Berlin to the south.

City of San Antonio Planning and Community Development Department
Plan Update Recommendation

Key Changes to Plan:

Updates to the land use plan include changes to the future land use map.

Neighborhood Commercial properties converting to Mixed Use properties are located along primary arterial streets and residential streets. The conversions will take place along Flanders, Elks, Stonewall, Humbolt, Brunswick, Fitch, Milvid, and Berlin with Packard and Kyle to the east and Zarzamora on the west. By updating these properties this will provide the surrounding neighborhood a transitional buffer that reflects the growing wants and needs of the community. These parcels will be allowed to have a variety of commercial, office, and residential uses within a building and/or a development.

Recommendation:

STAFF RECOMMENDATION:

☒ Approval

☐ Denial

☐ Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: May 27, 2009

☐ Approval

☐ Denial

☐ Resolution Attached

Newspaper Publication Date of Public Hearing: May 11, 2009

No. Notices mailed 14 days prior to Public Hearing: 134

Registered Neighborhood Association(s) Notified: Tierra Linda, Palm Heights, and Collins Garden Neighborhood Associations

Comments: The Nogalitos/S. Zarzamora Planning Team is in support of the amendment.

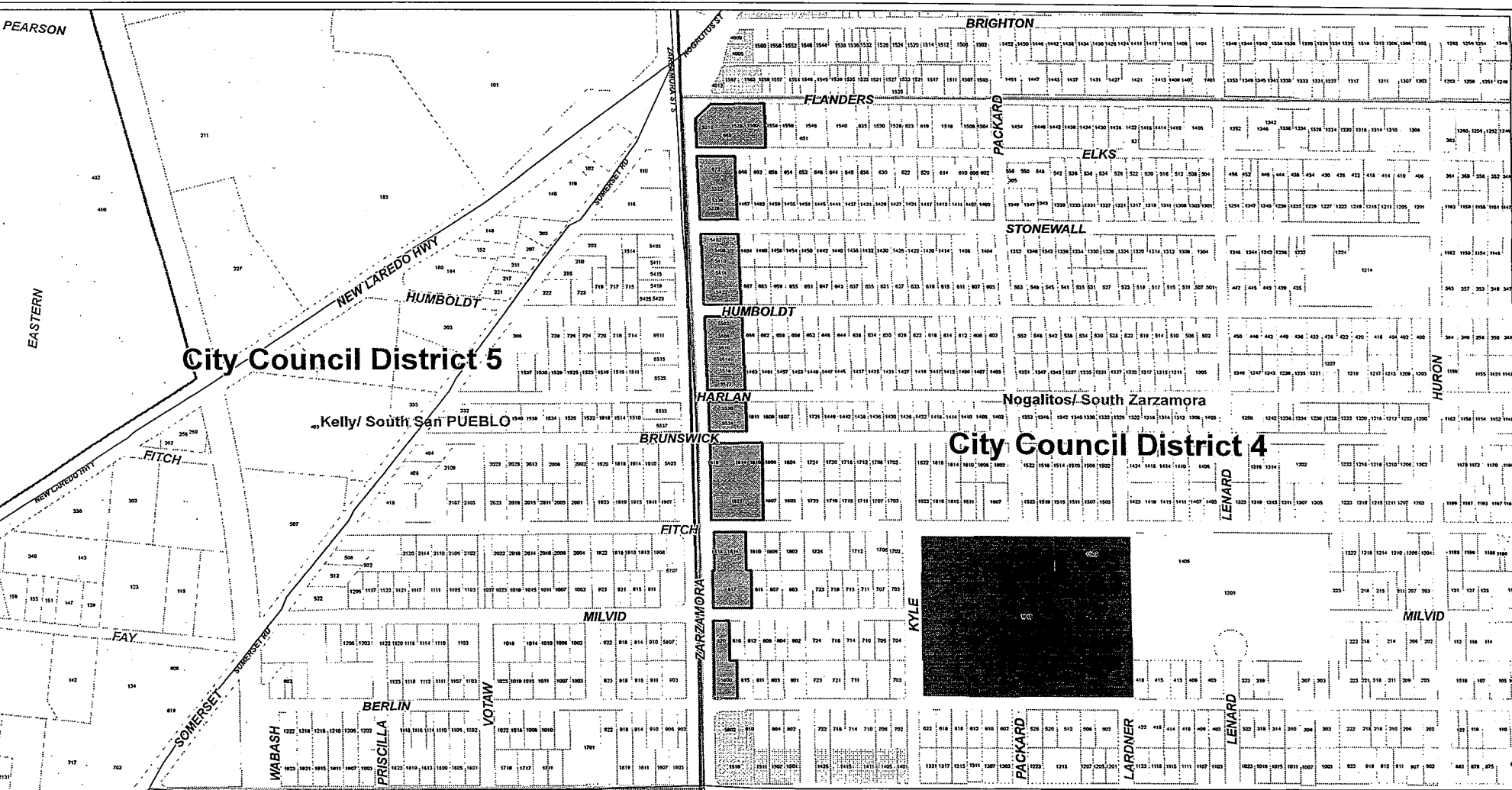
Planning Department Staff:

Roderick Sanchez, Director

Patrick Howard, AICP, Assistant Director

Nina Nixon-Mendez, AICP, Planning Manager

Case Manager: Sidra Maldonado, Planner

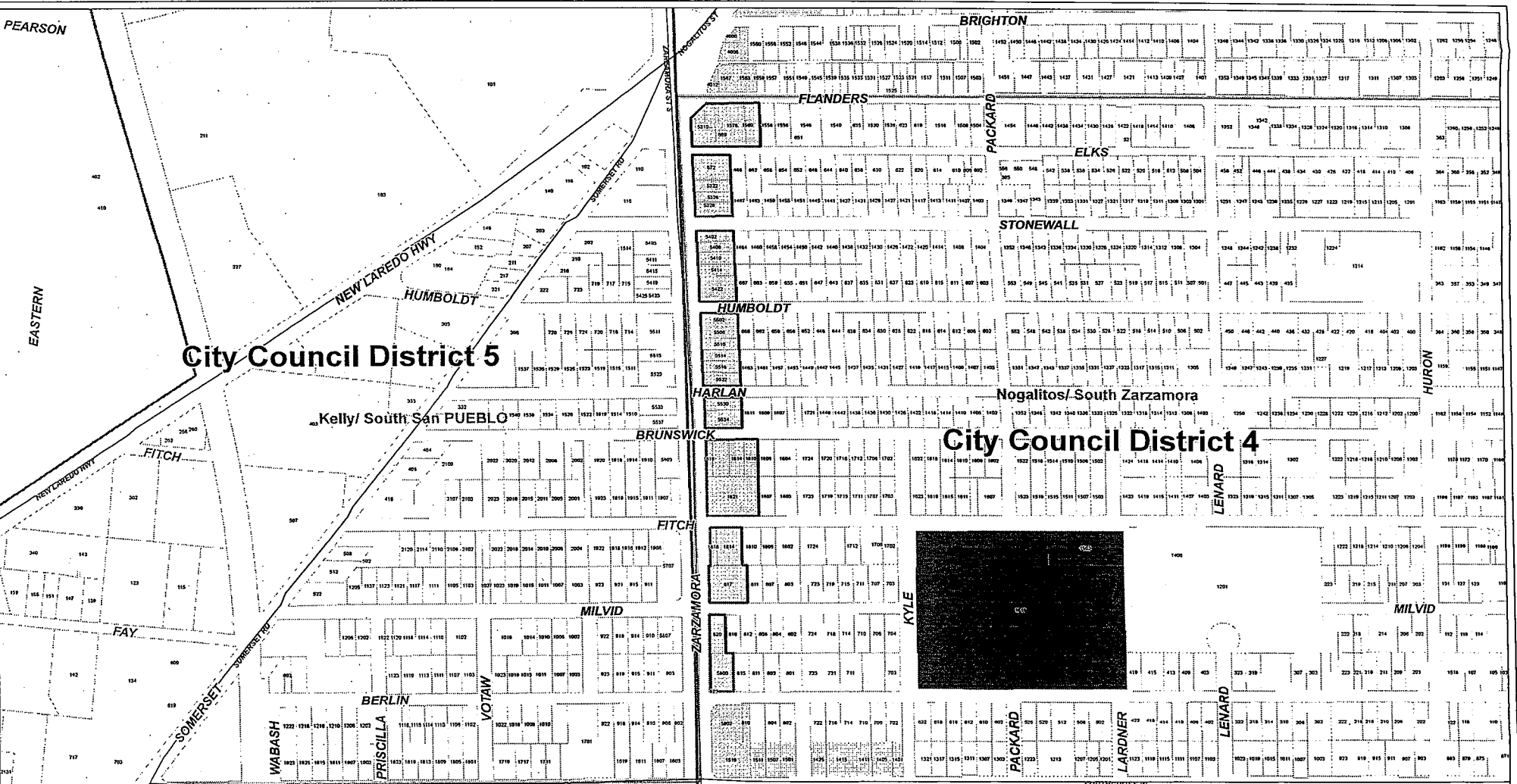


- Properties Affected
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Business Park
- Mixed Use
- Industrial
- Heavy Industrial
- Public Institutional
- Open Space
- Parks
- Parks/ Open Space

City of San Antonio
Nogalitos/Zarzamora Existing Land Use

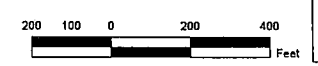


City of San Antonio
Planning and Development
Services Department
Rodríguez A. Sánchez, AICP, CBO
Director
CBO Martin Development and
Business Services Center
1901 South Alamo
San Antonio, TX 78204



- Properties Affected
- Low Density Residential
- High Density Residential
- Regional Commercial
- Industrial
- Parks/ Open Space
- Medium Density Residential
- Neighborhood Commercial
- Mixed Use
- Public Institutional

City of San Antonio
 Nogalitos/Zarzamora Proposed Land Use Updates



City of San Antonio
 Planning and Development
 Services Department
 Rodriguez J. Sanchez, AICP, CBO
 Director

City of San Antonio
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RESOLUTION NO.

RECOMMENDING TO APPROVE AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE NOGALITOS/S. ZARZAMORA COMMUNITY PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Nogalitos/S. Zarzamora Community Plan and found the amendment to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 27, 2009 and **APPROVED** the amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update the land use element of the Nogalitos/S. Zarzamora Community Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF MAY, 2009.

Approved:

Cecilia G. Garcia, Chair
San Antonio Planning Commission

Attest:

Executive Secretary
San Antonio Planning Commission